

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

ARS AUTO REPAIR/SERVICE MAW 1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props		Total Count Imprv'd Sales		Pct of Props Sold	
BB-3	BIG BOX RETAIL - UPPER ECON GROUP				TW	1					
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study				Jan 1 Bracket Sales Study		
<u>Qualified Conventional & REO</u>											
Count / Pct of Sales:	/		/		/				/		
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	/	%
Count of Properties Listed:											
Ratio of SalePrice / ListPrice:	%		%		%						%
Average 'Days On Market':											
<u>Qualified Conventional</u>											
Count / Pct of Sales:	/		/		/				/		
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	/	%
<u>Qualified REO</u>											
Count / Pct of Sales:	/		/		/				/		
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	/	%
<u>Disqualified</u>											
Count /Pct of Sales:	/		/		/				/		
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	/	%
Average 'Days On Market':											
<u>Foreclosures</u>											
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0				0 / 0		
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%				0.00% / 0.00%		
Average Previous Yr Appr Val:											
Average Current Yr Appr Val:											
Prev to Curr Pct Change:											
%											
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.											

Prior YTD Date Range:		2/1/2024 thru 1/31/2025				1st 3Qtrs Date Range:		1/1/2024 thru 8/31/2024			
Prior Year Date Range:		1/1/2024 thru 12/31/2024				Jan 1 Bracket Date Range:		9/1/2024 thru 1/31/2025			
e Codes: A1,A2,A3,A4,B2,E1,E2)											
Notice RAD Report											
(All Nbhd											
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

CANR01-R05

CITY OF ANNA R01-R05

DMW

305

4

1%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	4 / 1.3%	4 / 1.3%	4 / 1.3%	/
Mean / Median Ratio of Sales:	94.34% / 99.68%	94.34% / 99.68%	94.34% / 99.68%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	90%	90%	90%	%
Average 'Days On Market':	30	30	30	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	4 / 1.3%	4 / 1.3%	4 / 1.3%	/
Mean / Median Ratio of Sales:	94.34% / 99.68%	94.34% / 99.68%	94.34% / 99.68%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$270,767

Average Current Yr Appr Val: \$243,050

Prev to Curr Pct Change: -10.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

CCLSFR CITY OF CELINA SINGLE FAMILY RES. SEL 489 9 2%

Mkt Cd: Blue Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	8 / 1.6%	8 / 1.6%	5 / 1.0%	3 / 0.6%
Mean / Median Ratio of Sales:	105.29% / 102.87%	105.29% / 102.87%	108.39% / 106.3%	100.13% / 98.11%
Count of Properties Listed:	8	8	5	3
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	43	43	36	54

Qualified Conventional

Count / Pct of Sales:	8 / 1.6%	8 / 1.6%	5 / 1.0%	3 / 0.6%
Mean / Median Ratio of Sales:	105.29% / 102.87%	105.29% / 102.87%	108.39% / 106.3%	100.13% / 98.11%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	/	1 / 0.2%
Mean / Median Ratio of Sales:	123.09% / 123.09%	123.09% / 123.09%	% / %	123.09% / 123.09%
Average 'Days On Market':	381	381		381

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$326,994

Average Current Yr Appr Val: \$380,875

Prev to Curr Pct Change: 16.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

CFC-R CITY OF FARMERSVILLE AKJ 1043 41 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	38 / 3.6%	36 / 3.5%	25 / 2.4%	13 / 1.2%
Mean / Median Ratio of Sales:	99.24% / 100.2%	98.72% / 99.79%	99.17% / 100.54%	99.38% / 99.85%
Count of Properties Listed:	38	36	25	13
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	88	86	84	98

Qualified Conventional

Count / Pct of Sales:	38 / 3.6%	36 / 3.5%	25 / 2.4%	13 / 1.2%
Mean / Median Ratio of Sales:	99.24% / 100.2%	98.72% / 99.79%	99.17% / 100.54%	99.38% / 99.85%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	3 / 0.3%	3 / 0.3%	2 / 0.2%	1 / 0.1%
Mean / Median Ratio of Sales:	174.37% / 134.42%	174.37% / 134.42%	196.5% / 196.5%	130.11% / 130.11%
Average 'Days On Market':	61	61	59	67

Foreclosures

Count of 'Posted' / 'Struck Off':	13 / 0	14 / 0	12 / 0	3 / 0
Pct of Props 'Posted' / 'Struck Off':	1.25% / 0.00%	1.34% / 0.00%	1.15% / 0.00%	0.29% / 0.00%

Average Previous Yr Appr Val: \$239,336

Average Current Yr Appr Val: \$224,521

Prev to Curr Pct Change: -6.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

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Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

CMCDUP CITY OF MCKINNEY DUPLEXES LLN 182 6 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	2 / 1.1%	3 / 1.6%
Mean / Median Ratio of Sales:	103.2% / 101.21%	103.2% / 101.21%	107.17% / 107.17%	100.55% / 101.21%
Count of Properties Listed:	5	5	2	3
Ratio of SalePrice / ListPrice:	97%	97%	98%	97%
Average 'Days On Market':	82	82	26	120

Qualified Conventional

Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	2 / 1.1%	3 / 1.6%
Mean / Median Ratio of Sales:	103.2% / 101.21%	103.2% / 101.21%	107.17% / 107.17%	100.55% / 101.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	/	1 / 0.5%
Mean / Median Ratio of Sales:	160.73% / 160.73%	160.73% / 160.73%	% / %	160.73% / 160.73%
Average 'Days On Market':	53	53		53

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$356,337

Average Current Yr Appr Val: \$424,889

Prev to Curr Pct Change: 19.24 %

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Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

CMCEAST MCKINNEY EAST OF HWY 5 LLN 1152 23 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 1.6%	18 / 1.6%	12 / 1.0%	7 / 0.6%
Mean / Median Ratio of Sales:	103.15% / 101.64%	102.86% / 99.94%	103.55% / 99.72%	102.46% / 101.64%
Count of Properties Listed:	19	18	12	7
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	35	32	22	57

Qualified Conventional

Count / Pct of Sales:	19 / 1.6%	18 / 1.6%	12 / 1.0%	7 / 0.6%
Mean / Median Ratio of Sales:	103.15% / 101.64%	102.86% / 99.94%	103.55% / 99.72%	102.46% / 101.64%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	4 / 0.3%	2 / 0.2%	2 / 0.2%	2 / 0.2%
Mean / Median Ratio of Sales:	135.39% / 147.88%	122.9% / 122.9%	122.9% / 122.9%	147.88% / 147.88%
Average 'Days On Market':	20	25	25	15

Foreclosures

Count of 'Posted' / 'Struck Off':	8 / 0	7 / 0	6 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.69% / 0.00%	0.61% / 0.00%	0.52% / 0.00%	0.17% / 0.00%

Average Previous Yr Appr Val: \$243,054

Average Current Yr Appr Val: \$291,418

Prev to Curr Pct Change: 19.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
CMCHIST	CITY OF MCKINNEY, HISTORIC DISTRICT	LLN	980	33	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	31 / 3.2%	29 / 3.0%	18 / 1.8%	13 / 1.3%	
Mean / Median Ratio of Sales:	101.05% / 100.72%	101.81% / 101.1%	103.03% / 101.28%	98.32% / 98.01%	
Count of Properties Listed:	31	29	18	13	
Ratio of SalePrice / ListPrice:	98%	99%	99%	97%	
Average 'Days On Market':	38	36	47	26	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	31 / 3.2%	29 / 3.0%	18 / 1.8%	13 / 1.3%	
Mean / Median Ratio of Sales:	101.05% / 100.72%	101.81% / 101.1%	103.03% / 101.28%	98.32% / 98.01%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	2 / 0.2%	2 / 0.2%	1 / 0.1%	1 / 0.1%	
Mean / Median Ratio of Sales:	139.87% / 139.87%	139.87% / 139.87%	148.51% / 148.51%	131.23% / 131.23%	
Average 'Days On Market':	78	78		78	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.10% / 0.00%	0.10% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$512,033

Average Current Yr Appr Val: \$607,470

Prev to Curr Pct Change: 18.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

CMCWEST CITY OF MCKINNEY, WEST OF HWY5, NOT HISTORIC LLN 1871 73 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	69 / 3.7%	65 / 3.5%	41 / 2.2%	28 / 1.5%
Mean / Median Ratio of Sales:	104.75% / 103.51%	105.3% / 103.55%	105.74% / 103.21%	103.31% / 103.56%
Count of Properties Listed:	68	64	40	28
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	49	46	41	60

Qualified Conventional

Count / Pct of Sales:	69 / 3.7%	65 / 3.5%	41 / 2.2%	28 / 1.5%
Mean / Median Ratio of Sales:	104.75% / 103.51%	105.3% / 103.55%	105.74% / 103.21%	103.31% / 103.56%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	4 / 0.2%	4 / 0.2%	4 / 0.2%	/
Mean / Median Ratio of Sales:	182.22% / 160.55%	182.22% / 160.55%	182.22% / 160.55%	% / %
Average 'Days On Market':	67	67	67	

Foreclosures

Count of 'Posted' / 'Struck Off':	5 / 0	11 / 6	9 / 6	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.27% / 0.00%	0.59% / 0.32%	0.48% / 0.32%	0.11% / 0.00%

Average Previous Yr Appr Val: \$333,669

Average Current Yr Appr Val: \$374,408

Prev to Curr Pct Change: 12.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

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2025 Residential Data Analysis & Market Trends - By Neighborhood

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CMN-NONHO	Common Area (NonHOA)				NSH	19		
Mkt Cd:								
	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$36,051

Average Current Yr Appr Val: \$45,803

Prev to Curr Pct Change: 27.05 %

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

CNAGRI.BUS

CNAGRI.BUS

JW

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,212,543

Average Current Yr Appr Val: \$1,347,962

Prev to Curr Pct Change: 11.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

CNRET.AK

ANIMAL KENNEL

IAG

2

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$185,931

Average Current Yr Appr Val: \$199,166

Prev to Curr Pct Change: 7.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
CNRET.EV	EVENT VENUES	IAG	1		
Mkt Cd:					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
CPN RES	CITY OF PRINCETON RESIDENTIAL	IRS	800	34	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	32 / 4.0%	32 / 4.0%	23 / 2.9%	9 / 1.1%	
Mean / Median Ratio of Sales:	97.79% / 98.61%	97.79% / 98.61%	97.03% / 97.66%	99.72% / 100.13%	
Count of Properties Listed:	31	31	22	9	
Ratio of SalePrice / ListPrice:	96%	96%	97%	94%	
Average 'Days On Market':	64	64	54	89	
Qualified Conventional					
Count / Pct of Sales:	32 / 4.0%	32 / 4.0%	23 / 2.9%	9 / 1.1%	
Mean / Median Ratio of Sales:	97.79% / 98.61%	97.79% / 98.61%	97.03% / 97.66%	99.72% / 100.13%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	2 / 0.3%	2 / 0.3%	1 / 0.1%	1 / 0.1%	
Mean / Median Ratio of Sales:	85.46% / 85.46%	85.46% / 85.46%	52.63% / 52.63%	118.29% / 118.29%	
Average 'Days On Market':	58	58	13	104	
Foreclosures					
Count of 'Posted' / 'Struck Off':	6 / 0	5 / 0	2 / 0	4 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.75% / 0.00%	0.63% / 0.00%	0.25% / 0.00%	0.50% / 0.00%	

Average Previous Yr Appr Val: \$225,832

Average Current Yr Appr Val: \$201,258

Prev to Curr Pct Change: -10.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
CPR15	DOWNTOWN PROSPER	KAB	236	10	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 3.8%	9 / 3.8%	4 / 1.7%	5 / 2.1%	
Mean / Median Ratio of Sales:	97.99% / 98.28%	97.99% / 98.28%	96.53% / 95.04%	99.16% / 99.81%	
Count of Properties Listed:	9	9	4	5	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	33	33	22	42	
Qualified Conventional					
Count / Pct of Sales:	9 / 3.8%	9 / 3.8%	4 / 1.7%	5 / 2.1%	
Mean / Median Ratio of Sales:	97.99% / 98.28%	97.99% / 98.28%	96.53% / 95.04%	99.16% / 99.81%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/	
Mean / Median Ratio of Sales:	84.14% / 84.14%	84.14% / 84.14%	84.14% / 84.14%	% / %	
Average 'Days On Market':	7	7	7		
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$374,585					
Average Current Yr Appr Val: \$364,784		Prev to Curr Pct Change: -2.62 %			
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
Notice RAD Report					
(All Nbhd's)					
Data as of 3/26/2025 10:18:53 AM					
Prepared by Collin Central Appraisal District					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

CRES(SPL)

CONVERTED RESIDENCE (PLANO/ALLEN ISD)

IAG

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$96,768

Average Current Yr Appr Val: \$96,868

Prev to Curr Pct Change: 0.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
CS.C	CONVENIENCE STORES	TW	1		
Mkt Cd:					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$274,405
 Average Current Yr Appr Val: \$346,330
 Prev to Curr Pct Change: 26.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$1,347,357

Average Current Yr Appr Val: \$1,534,896

Prev to Curr Pct Change: 13.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

EX.APRW PLACE OF WORSHIP

2

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

EXEMPT

TOTAL EXEMPT

NEK

8

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$889,805

Average Current Yr Appr Val: \$908,794

Prev to Curr Pct Change: 2.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

GC.A

GENERAL COMMERCIAL

TW

1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

%

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

Average Previous Yr Appr Val: \$376,172

Average Current Yr Appr Val: \$386,925

Prev to Curr Pct Change:

2.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

GC.C

GENERAL COMMERCIAL

TW

1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

%

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

Average Previous Yr Appr Val: \$465,000

Average Current Yr Appr Val: \$618,749

Prev to Curr Pct Change: 33.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name					Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
HOA-COMMO	HOA Common Areas					AKY	1		
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study		
<u>Qualified Conventional & REO</u>									
Count / Pct of Sales:	/		/		/		/		
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%
Count of Properties Listed:									
Ratio of SalePrice / ListPrice:	%		%		%		%		
Average 'Days On Market':									
<u>Qualified Conventional</u>									
Count / Pct of Sales:	/		/		/		/		
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%
<u>Qualified REO</u>									
Count / Pct of Sales:	/		/		/		/		
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%
<u>Disqualified</u>									
Count /Pct of Sales:	/		/		/		/		
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%
Average 'Days On Market':									
<u>Foreclosures</u>									
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0		
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		
Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %									
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.									
Prior YTD Date Range:		2/1/2024 thru 1/31/2025			1st 3Qtrs Date Range:		1/1/2024 thru 8/31/2024		
Prior Year Date Range:		1/1/2024 thru 12/31/2024			Jan 1 Bracket Date Range:		9/1/2024 thru 1/31/2025		
e Codes: A1,A2,A3,A4,B2,E1,E2)					Notice RAD Report (All Nbhd's)				
as of 3/26/2025 10:18:53 AM					Prepared by Collin Central Appraisal District Page 23 of 20				

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

M4402

STIFF CREEK MHP

JER

1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$35,135

Average Current Yr Appr Val: \$35,377

Prev to Curr Pct Change: 0.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

M4495 SPRING CREEK NORTH MHP

JER

1

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

M5020

WYLIE MHP

JER

7

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$42,500

Average Current Yr Appr Val: \$68,256

Prev to Curr Pct Change: 60.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

M5070

CLAYTON ESTATES

JER

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$86,830

Average Current Yr Appr Val: \$84,225

Prev to Curr Pct Change: -3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
M6979	HIDDEN VALLEY RV & TINY HOME PARK	JER	27		
Mkt Cd:					
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$57,509

Average Current Yr Appr Val: \$69,449

Prev to Curr Pct Change: 20.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

MHP.COMM	MOBILE HOME PARK COMM. BLDGS	LCJ	2		

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,028,763	Average Current Yr Appr Val: \$1,075,033	Prev to Curr Pct Change:	4.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N

NONE - NO NEIGHBORHOOD

SRT

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$101,509

Average Current Yr Appr Val: \$625,056

Prev to Curr Pct Change: 515.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0010	ALDRIDGE	KER	137	5	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 2.2%	3 / 2.2%	1 / 0.7%	2 / 1.5%	
Mean / Median Ratio of Sales:	100.19% / 99.42%	100.19% / 99.42%	99.01% / 99.01%	100.77% / 100.77%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	96%	96%	100%	94%	
Average 'Days On Market':	57	57	50	60	
Qualified Conventional					
Count / Pct of Sales:	3 / 2.2%	3 / 2.2%	1 / 0.7%	2 / 1.5%	
Mean / Median Ratio of Sales:	100.19% / 99.42%	100.19% / 99.42%	99.01% / 99.01%	100.77% / 100.77%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	2 / 1.5%	2 / 1.5%	1 / 0.7%	1 / 0.7%	
Mean / Median Ratio of Sales:	150.16% / 150.16%	150.16% / 150.16%	150.79% / 150.79%	149.53% / 149.53%	
Average 'Days On Market':	40	40	13	67	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$200,383 Average Current Yr Appr Val: \$233,278 Prev to Curr Pct Change: 16.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0013	ARMSTRONG PARK #01	KER	731	21	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	21 / 2.9%	20 / 2.7%	14 / 1.9%	7 / 1.0%	
Mean / Median Ratio of Sales:	93.12% / 93.72%	92.92% / 93.36%	90.65% / 91.91%	98.06% / 97.04%	
Count of Properties Listed:	21	20	14	7	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	21	21	14	35	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	21 / 2.9%	20 / 2.7%	14 / 1.9%	7 / 1.0%	
Mean / Median Ratio of Sales:	93.12% / 93.72%	92.92% / 93.36%	90.65% / 91.91%	98.06% / 97.04%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	4 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.55% / 0.00%	0.55% / 0.00%	0.55% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$279,320 Average Current Yr Appr Val: \$265,440 Prev to Curr Pct Change: -4.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0017	BRIARMEADE	JRP	281	7	2%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		7 / 2.5%	6 / 2.1%	4 / 1.4%	3 / 1.1%
Mean / Median Ratio of Sales:		100.42% / 100.16%	100.47% / 100.12%	100.87% / 100.63%	99.83% / 100.16%
Count of Properties Listed:		7	6	4	3
Ratio of SalePrice / ListPrice:		98%	100%	99%	97%
Average 'Days On Market':		11	6	8	14
<u>Qualified Conventional</u>					
Count / Pct of Sales:		7 / 2.5%	6 / 2.1%	4 / 1.4%	3 / 1.1%
Mean / Median Ratio of Sales:		100.42% / 100.16%	100.47% / 100.12%	100.87% / 100.63%	99.83% / 100.16%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$519,875
 Average Current Yr Appr Val: \$538,442
 Prev to Curr Pct Change: 3.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0020	BELLE VIEW #01	KER	351	9	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 2.0%	6 / 1.7%	6 / 1.7%	1 / 0.3%	
Mean / Median Ratio of Sales:	101.28% / 99.9%	101.51% / 101.82%	101.51% / 101.82%	99.9% / 99.9%	
Count of Properties Listed:	7	6	6	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	100%	
Average 'Days On Market':	44	49	49	14	
Qualified Conventional					
Count / Pct of Sales:	7 / 2.0%	6 / 1.7%	6 / 1.7%	1 / 0.3%	
Mean / Median Ratio of Sales:	101.28% / 99.9%	101.51% / 101.82%	101.51% / 101.82%	99.9% / 99.9%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	2 / 0.6%	2 / 0.6%	1 / 0.3%	1 / 0.3%	
Mean / Median Ratio of Sales:	120.34% / 120.34%	120.34% / 120.34%	144.13% / 144.13%	96.55% / 96.55%	
Average 'Days On Market':	12	12	2	22	
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.28% / 0.00%	0.28% / 0.00%	0.28% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$279,447

Average Current Yr Appr Val: \$284,267

Prev to Curr Pct Change: 1.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0024	HUNTERS GLEN #2	CLP	527	19	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	17 / 3.2%	17 / 3.2%	11 / 2.1%	6 / 1.1%	
Mean / Median Ratio of Sales:	98.77% / 98.04%	98.77% / 98.04%	98.81% / 98.04%	98.69% / 98.82%	
Count of Properties Listed:	17	17	11	6	
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%	
Average 'Days On Market':	54	54	57	49	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	17 / 3.2%	17 / 3.2%	11 / 2.1%	6 / 1.1%	
Mean / Median Ratio of Sales:	98.77% / 98.04%	98.77% / 98.04%	98.81% / 98.04%	98.69% / 98.82%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	2 / 0.4%	2 / 0.4%	1 / 0.2%	1 / 0.2%	
Mean / Median Ratio of Sales:	124.23% / 124.23%	124.23% / 124.23%	135.22% / 135.22%	113.25% / 113.25%	
Average 'Days On Market':	24	24	43	6	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$505,792

Average Current Yr Appr Val: \$493,823

Prev to Curr Pct Change: -2.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0026	CARRIAGE HILL 1,2,3	CLP	364	9	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 2.2%	7 / 1.9%	6 / 1.6%	2 / 0.5%	
Mean / Median Ratio of Sales:	100.87% / 100.93%	100.72% / 100.47%	100.76% / 99.93%	101.2% / 101.2%	
Count of Properties Listed:	8	7	6	2	
Ratio of SalePrice / ListPrice:	98%	99%	99%	97%	
Average 'Days On Market':	23	25	24	21	
Qualified Conventional					
Count / Pct of Sales:	8 / 2.2%	7 / 1.9%	6 / 1.6%	2 / 0.5%	
Mean / Median Ratio of Sales:	100.87% / 100.93%	100.72% / 100.47%	100.76% / 99.93%	101.2% / 101.2%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	/	1 / 0.3%	
Mean / Median Ratio of Sales:	142.09% / 142.09%	142.09% / 142.09%	% / %	142.09% / 142.09%	
Average 'Days On Market':	9	9		9	
Foreclosures					
Count of 'Posted' / 'Struck Off':	6 / 0	6 / 0	4 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.65% / 0.00%	1.65% / 0.00%	1.10% / 0.00%	0.55% / 0.00%	

Average Previous Yr Appr Val: \$616,545 Average Current Yr Appr Val: \$636,341 Prev to Curr Pct Change: 3.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0027	IMPERIAL PARK #01	EGM	197	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 1.5%	3 / 1.5%	3 / 1.5%	/	
Mean / Median Ratio of Sales:	99.02% / 99.95%	99.02% / 99.95%	99.02% / 99.95%	% /	%
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	96%	96%	96%		%
Average 'Days On Market':	57	57	57		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 1.5%	3 / 1.5%	3 / 1.5%	/	
Mean / Median Ratio of Sales:	99.02% / 99.95%	99.02% / 99.95%	99.02% / 99.95%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$352,386 Average Current Yr Appr Val: \$347,634 Prev to Curr Pct Change: -1.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0033 BENT TREE NORTH #1 & 2 STN 272 11 4%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	11 / 4.0%	10 / 3.7%	9 / 3.3%	2 / 0.7%
Mean / Median Ratio of Sales:	102.68% / 102.76%	103.72% / 104.54%	103.82% / 106.32%	97.52% / 97.52%
Count of Properties Listed:	11	10	9	2
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	17	18	20	2

Qualified Conventional

Count / Pct of Sales:	11 / 4.0%	10 / 3.7%	9 / 3.3%	2 / 0.7%
Mean / Median Ratio of Sales:	102.68% / 102.76%	103.72% / 104.54%	103.82% / 106.32%	97.52% / 97.52%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,002,247

Average Current Yr Appr Val: \$1,179,937

Prev to Curr Pct Change: 17.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0035	BENT TREE WEST #1 & #2	STN	350	16	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	16 / 4.6%	15 / 4.3%	10 / 2.9%	6 / 1.7%	
Mean / Median Ratio of Sales:	100.45% / 99.62%	100.87% / 100.9%	100.63% / 101.01%	100.15% / 99.62%	
Count of Properties Listed:	16	15	10	6	
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%	
Average 'Days On Market':	20	21	15	29	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	16 / 4.6%	15 / 4.3%	10 / 2.9%	6 / 1.7%	
Mean / Median Ratio of Sales:	100.45% / 99.62%	100.87% / 100.9%	100.63% / 101.01%	100.15% / 99.62%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	6 / 0	7 / 2	5 / 2	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.71% / 0.00%	2.00% / 0.57%	1.43% / 0.57%	0.57% / 0.00%	

Average Previous Yr Appr Val: \$654,790
 Average Current Yr Appr Val: \$723,465
 Prev to Curr Pct Change: 10.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0037B2	BENT TREE WEST	STN	21	3	14%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 14.3%	3 / 14.3%	2 / 9.5%	1 / 4.8%
Mean / Median Ratio of Sales:	99.57% / 100.3%	99.57% / 100.3%	96.95% / 96.95%	104.79% / 104.79%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	94%	94%	93%	95%
Average 'Days On Market':	111	111	105	123

Qualified Conventional

Count / Pct of Sales:	3 / 14.3%	3 / 14.3%	2 / 9.5%	1 / 4.8%
Mean / Median Ratio of Sales:	99.57% / 100.3%	99.57% / 100.3%	96.95% / 96.95%	104.79% / 104.79%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$450,392

Average Current Yr Appr Val: \$428,147

Prev to Curr Pct Change: -4.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0042	BENT TRAIL	STN	362	16	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	15 / 4.1%	14 / 3.9%	8 / 2.2%	7 / 1.9%	
Mean / Median Ratio of Sales:	100.65% / 99.63%	100.78% / 99.85%	100.08% / 99.34%	101.3% / 102.79%	
Count of Properties Listed:	15	14	8	7	
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%	
Average 'Days On Market':	28	30	13	45	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	15 / 4.1%	14 / 3.9%	8 / 2.2%	7 / 1.9%	
Mean / Median Ratio of Sales:	100.65% / 99.63%	100.78% / 99.85%	100.08% / 99.34%	101.3% / 102.79%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	/	1 / 0.3%	
Mean / Median Ratio of Sales:	109.34% / 109.34%	109.34% / 109.34%	% / %	109.34% / 109.34%	
Average 'Days On Market':	167	167		167	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$679,785
 Average Current Yr Appr Val: \$719,662
 Prev to Curr Pct Change: 5.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0052 **SHERRILL PARK NORTH #3** **KER** **459** **11** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 2.2%	10 / 2.2%	6 / 1.3%	4 / 0.9%
Mean / Median Ratio of Sales:	95.29% / 94.75%	95.29% / 94.75%	96.1% / 94.75%	94.06% / 93.53%
Count of Properties Listed:	10	10	6	4
Ratio of SalePrice / ListPrice:	97%	97%	96%	99%
Average 'Days On Market':	35	35	43	24

Qualified Conventional

Count / Pct of Sales:	10 / 2.2%	10 / 2.2%	6 / 1.3%	4 / 0.9%
Mean / Median Ratio of Sales:	95.29% / 94.75%	95.29% / 94.75%	96.1% / 94.75%	94.06% / 93.53%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/
Mean / Median Ratio of Sales:	128.76% / 128.76%	128.76% / 128.76%	128.76% / 128.76%	% / %
Average 'Days On Market':	19	19	19	

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.22% / 0.00%	0.22% / 0.00%	0.22% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$555,682

Average Current Yr Appr Val: \$539,185

Prev to Curr Pct Change: -2.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0053	CIMARRON #03	KER	152	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.0%	2 / 1.3%	/	3 / 2.0%	
Mean / Median Ratio of Sales:	98.49% / 97.73%	98.88% / 98.88%	% / %	98.49% / 97.73%	
Count of Properties Listed:	3	2		3	
Ratio of SalePrice / ListPrice:	97%	97%	%	97%	
Average 'Days On Market':	15	16		15	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.0%	2 / 1.3%	/	3 / 2.0%	
Mean / Median Ratio of Sales:	98.49% / 97.73%	98.88% / 98.88%	% / %	98.49% / 97.73%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$344,359 Average Current Yr Appr Val: \$322,544 Prev to Curr Pct Change: -6.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0057	BRIARMEADE 13	JRP	187	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	2 / 1.1%	3 / 1.6%	
Mean / Median Ratio of Sales:	99.7% / 99.27%	99.7% / 99.27%	100.14% / 100.14%	99.4% / 99.27%	
Count of Properties Listed:	5	5	2	3	
Ratio of SalePrice / ListPrice:	101%	101%	102%	100%	
Average 'Days On Market':	21	21	13	27	
Qualified Conventional					
Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	2 / 1.1%	3 / 1.6%	
Mean / Median Ratio of Sales:	99.7% / 99.27%	99.7% / 99.27%	100.14% / 100.14%	99.4% / 99.27%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$497,269
 Average Current Yr Appr Val: \$527,182
 Prev to Curr Pct Change: 6.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0060	BRIARWOOD EAST #1	KER	561	16	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	13 / 2.3%	13 / 2.3%	8 / 1.4%	5 / 0.9%	
Mean / Median Ratio of Sales:	99.53% / 99.41%	99.53% / 99.41%	99.45% / 99.87%	99.66% / 97.99%	
Count of Properties Listed:	13	13	8	5	
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%	
Average 'Days On Market':	19	19	18	21	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	13 / 2.3%	13 / 2.3%	8 / 1.4%	5 / 0.9%	
Mean / Median Ratio of Sales:	99.53% / 99.41%	99.53% / 99.41%	99.45% / 99.87%	99.66% / 97.99%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	3 / 0.5%	2 / 0.4%	1 / 0.2%	2 / 0.4%	
Mean / Median Ratio of Sales:	102.49% / 107.09%	110.73% / 110.73%	114.36% / 114.36%	96.56% / 96.56%	
Average 'Days On Market':	48	26	47	49	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 1	3 / 1	1 / 1	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.53% / 0.18%	0.53% / 0.18%	0.18% / 0.18%	0.36% / 0.00%	

Average Previous Yr Appr Val: \$392,304

Average Current Yr Appr Val: \$371,254

Prev to Curr Pct Change: -5.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0070B2 **FOXBORO #1 & #4 DUPLEX** **KER** **58** **4** **7%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 6.9%	4 / 6.9%	1 / 1.7%	3 / 5.2%
Mean / Median Ratio of Sales:	98.7% / 100.08%	98.7% / 100.08%	97.34% / 97.34%	99.15% / 102.82%
Count of Properties Listed:	4	4	1	3
Ratio of SalePrice / ListPrice:	98%	98%	101%	97%
Average 'Days On Market':	27	27	4	35

Qualified Conventional

Count / Pct of Sales:	4 / 6.9%	4 / 6.9%	1 / 1.7%	3 / 5.2%
Mean / Median Ratio of Sales:	98.7% / 100.08%	98.7% / 100.08%	97.34% / 97.34%	99.15% / 102.82%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$331,642

Average Current Yr Appr Val: \$344,219

Prev to Curr Pct Change: 3.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0071 CROSS CREEK #03 SEC 1 & 2 EGM 498 15 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	14 / 2.8%	13 / 2.6%	5 / 1.0%	9 / 1.8%
Mean / Median Ratio of Sales:	99.65% / 100.61%	99.85% / 101.02%	100.44% / 101.1%	99.21% / 99.38%
Count of Properties Listed:	14	13	5	9
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	53	56	59	50

Qualified Conventional

Count / Pct of Sales:	14 / 2.8%	13 / 2.6%	5 / 1.0%	9 / 1.8%
Mean / Median Ratio of Sales:	99.65% / 100.61%	99.85% / 101.02%	100.44% / 101.1%	99.21% / 99.38%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/
Mean / Median Ratio of Sales:	127.54% / 127.54%	127.54% / 127.54%	127.54% / 127.54%	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	3 / 0	2 / 0	2 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.60% / 0.00%	0.40% / 0.00%	0.40% / 0.00%	0.20% / 0.00%

Average Previous Yr Appr Val: \$393,470

Average Current Yr Appr Val: \$373,465

Prev to Curr Pct Change: -5.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0075	HUNTERS GLEN #06	CLP	263	5	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 1.9%	5 / 1.9%	5 / 1.9%	/	
Mean / Median Ratio of Sales:	101.31% / 100.28%	101.31% / 100.28%	101.31% / 100.28%	% /	%
Count of Properties Listed:	5	5	5		
Ratio of SalePrice / ListPrice:	101%	101%	101%	%	
Average 'Days On Market':	7	7	7		
Qualified Conventional					
Count / Pct of Sales:	5 / 1.9%	5 / 1.9%	5 / 1.9%	/	
Mean / Median Ratio of Sales:	101.31% / 100.28%	101.31% / 100.28%	101.31% / 100.28%	% /	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$564,235 Average Current Yr Appr Val: \$640,511 Prev to Curr Pct Change: 13.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0090	CLOISTERS 5	CLW	321	16	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	15 / 4.7%	13 / 4.0%	9 / 2.8%	6 / 1.9%	
Mean / Median Ratio of Sales:	97.89% / 96.95%	96.83% / 96.95%	95.77% / 94.04%	101.07% / 99.12%	
Count of Properties Listed:	15	13	9	6	
Ratio of SalePrice / ListPrice:	96%	96%	98%	92%	
Average 'Days On Market':	47	52	57	32	
Qualified Conventional					
Count / Pct of Sales:	15 / 4.7%	13 / 4.0%	9 / 2.8%	6 / 1.9%	
Mean / Median Ratio of Sales:	97.89% / 96.95%	96.83% / 96.95%	95.77% / 94.04%	101.07% / 99.12%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/	
Mean / Median Ratio of Sales:	97.99% / 97.99%	97.99% / 97.99%	97.99% / 97.99%	% / %	
Average 'Days On Market':	3	3	3		
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$444,935
 Average Current Yr Appr Val: \$451,043
 Prev to Curr Pct Change: 1.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0098A **STONE CREEK** **LEM** **389** **12** **3%**

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 3.1%	11 / 2.8%	6 / 1.5%	6 / 1.5%
Mean / Median Ratio of Sales:	96.9% / 99.81%	96.54% / 99.65%	94.28% / 97.65%	99.52% / 100.25%
Count of Properties Listed:	12	11	6	6
Ratio of SalePrice / ListPrice:	99%	99%	102%	96%
Average 'Days On Market':	32	26	10	55

Qualified Conventional

Count / Pct of Sales:	12 / 3.1%	11 / 2.8%	6 / 1.5%	6 / 1.5%
Mean / Median Ratio of Sales:	96.9% / 99.81%	96.54% / 99.65%	94.28% / 97.65%	99.52% / 100.25%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$413,164

Average Current Yr Appr Val: \$434,002

Prev to Curr Pct Change: 5.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0098C **STONE CREEK/BH/WILLOW** **LEM** **27**

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$597,296 **Average Current Yr Appr Val: \$620,971** **Prev to Curr Pct Change: 3.96 %**

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0101 CANYON CREEK COUNTRY CLUB #5 CLW 236 6 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 2.5%	6 / 2.5%	5 / 2.1%	1 / 0.4%
Mean / Median Ratio of Sales:	99.53% / 99.42%	99.53% / 99.42%	98.74% / 95.37%	103.47% / 103.47%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	91%
Average 'Days On Market':	60	60	54	88

Qualified Conventional

Count / Pct of Sales:	6 / 2.5%	6 / 2.5%	5 / 2.1%	1 / 0.4%
Mean / Median Ratio of Sales:	99.53% / 99.42%	99.53% / 99.42%	98.74% / 95.37%	103.47% / 103.47%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.42% / 0.00%	0.42% / 0.00%	0.00% / 0.00%	0.42% / 0.00%

Average Previous Yr Appr Val: \$668,797

Average Current Yr Appr Val: \$695,030

Prev to Curr Pct Change: 3.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0108	CANYON CREEK COUNTRY CLUB #9,10 ,11	CLW	134	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 3.0%	4 / 3.0%	3 / 2.2%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.77% / 99.81%	99.77% / 99.81%	101.2% / 104.18%	95.45% / 95.45%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	99%	99%	101%	95%	
Average 'Days On Market':	50	50	61	15	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 3.0%	4 / 3.0%	3 / 2.2%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.77% / 99.81%	99.77% / 99.81%	101.2% / 104.18%	95.45% / 95.45%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$502,769
 Average Current Yr Appr Val: \$524,536
 Prev to Curr Pct Change: 4.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0111 CANYON CREEK COUNTRY CLUB #2,3,12-20; INC PARK EST CLW 647 9 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 1.4%	8 / 1.2%	4 / 0.6%	5 / 0.8%
Mean / Median Ratio of Sales:	98.95% / 99.94%	99.76% / 101.53%	103.28% / 103.72%	95.49% / 92.92%
Count of Properties Listed:	9	8	4	5
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	80	79	27	123

Qualified Conventional

Count / Pct of Sales:	9 / 1.4%	8 / 1.2%	4 / 0.6%	5 / 0.8%
Mean / Median Ratio of Sales:	98.95% / 99.94%	99.76% / 101.53%	103.28% / 103.72%	95.49% / 92.92%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$510,733

Average Current Yr Appr Val: \$525,406

Prev to Curr Pct Change: 2.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0111B2 CANYON CREEK COUNTRY CLUB- DUPLEXES CLW 26 1 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 3.8%	1 / 3.8%	/	1 / 3.8%
Mean / Median Ratio of Sales:	100.14% / 100.14%	100.14% / 100.14%	% / %	100.14% / 100.14%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	89%	89%	%	89%
Average 'Days On Market':	4	4		4

Qualified Conventional

Count / Pct of Sales:	1 / 3.8%	1 / 3.8%	/	1 / 3.8%
Mean / Median Ratio of Sales:	100.14% / 100.14%	100.14% / 100.14%	% / %	100.14% / 100.14%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$609,398

Average Current Yr Appr Val: \$571,771

Prev to Curr Pct Change: -6.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0111R CANYON CREEK REMODEL & REBUILT CLW 243 34 14%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	34 / 14.0%	33 / 13.6%	20 / 8.2%	14 / 5.8%
Mean / Median Ratio of Sales:	97.15% / 97.74%	97.49% / 97.76%	96.62% / 97.44%	97.9% / 98.52%
Count of Properties Listed:	33	32	19	14
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	37	38	33	41

Qualified Conventional

Count / Pct of Sales:	34 / 14.0%	33 / 13.6%	20 / 8.2%	14 / 5.8%
Mean / Median Ratio of Sales:	97.15% / 97.74%	97.49% / 97.76%	96.62% / 97.44%	97.9% / 98.52%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.41% / 0.00%	0.41% / 0.00%	0.00% / 0.00%	0.41% / 0.00%

Average Previous Yr Appr Val: \$795,359

Average Current Yr Appr Val: \$845,454

Prev to Curr Pct Change: 6.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhhd Code	Neighborhood Name				Nbhhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0112	STRATFORD ESTATES				LEM	758	31	4%
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	28 / 3.7%		27 / 3.6%		14 / 1.8%		14 / 1.8%	
Mean / Median Ratio of Sales:	97.82% /	94.53%	97.69% /	94.36%	96.91% /	94.94%	98.73% /	94.4%
Count of Properties Listed:	28		27		14		14	
Ratio of SalePrice / ListPrice:	98%		98%		101%		95%	
Average 'Days On Market':	33		29		29		38	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	28 / 3.7%		27 / 3.6%		14 / 1.8%		14 / 1.8%	
Mean / Median Ratio of Sales:	97.82% /	94.53%	97.69% /	94.36%	96.91% /	94.94%	98.73% /	94.4%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	3 / 0.4%		2 / 0.3%		2 / 0.3%		1 / 0.1%	
Mean / Median Ratio of Sales:	134.63% /	144.7%	145.15% /	145.15%	145.15% /	145.15%	113.58% /	113.58%
Average 'Days On Market':	19		4		4		49	
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	2 / 0		2 / 0		0 / 0		2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.26% / 0.00%		0.26% / 0.00%		0.00% / 0.00%		0.26% / 0.00%	

Average Previous Yr Appr Val: \$458,218

Average Current Yr Appr Val: \$441,025

Prev to Curr Pct Change: -3.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0126 E PLANO RANCHETTES R1-R5 RAC 613 17 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	15 / 2.4%	14 / 2.3%	10 / 1.6%	5 / 0.8%
Mean / Median Ratio of Sales:	95.68% / 98.27%	95.16% / 98.01%	93.54% / 98.01%	99.97% / 102.99%
Count of Properties Listed:	15	14	10	5
Ratio of SalePrice / ListPrice:	94%	94%	92%	97%
Average 'Days On Market':	43	36	41	46

Qualified Conventional

Count / Pct of Sales:	15 / 2.4%	14 / 2.3%	10 / 1.6%	5 / 0.8%
Mean / Median Ratio of Sales:	95.68% / 98.27%	95.16% / 98.01%	93.54% / 98.01%	99.97% / 102.99%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	2 / 0.3%	1 / 0.2%	1 / 0.2%	1 / 0.2%
Mean / Median Ratio of Sales:	106.66% / 106.66%	78.5% / 78.5%	78.5% / 78.5%	134.82% / 134.82%
Average 'Days On Market':	120	23	23	218

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$705,364

Average Current Yr Appr Val: \$756,657

Prev to Curr Pct Change: 7.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0129 COUNTRY PLACE JRP 261 10 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 3.8%	9 / 3.4%	7 / 2.7%	3 / 1.1%
Mean / Median Ratio of Sales:	100.12% / 99.92%	100.54% / 100.57%	99.95% / 99.27%	100.51% / 100.57%
Count of Properties Listed:	10	9	7	3
Ratio of SalePrice / ListPrice:	98%	99%	100%	95%
Average 'Days On Market':	26	24	20	40

Qualified Conventional

Count / Pct of Sales:	10 / 3.8%	9 / 3.4%	7 / 2.7%	3 / 1.1%
Mean / Median Ratio of Sales:	100.12% / 99.92%	100.54% / 100.57%	99.95% / 99.27%	100.51% / 100.57%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$515,517

Average Current Yr Appr Val: \$545,395

Prev to Curr Pct Change: 5.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0130 DAL NO #01 LEM 504 15 3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	15 / 3.0%	15 / 3.0%	13 / 2.6%	2 / 0.4%
Mean / Median Ratio of Sales:	104.22% / 101.68%	104.22% / 101.68%	102.93% / 100.64%	112.55% / 112.55%
Count of Properties Listed:	15	15	13	2
Ratio of SalePrice / ListPrice:	95%	95%	96%	91%
Average 'Days On Market':	59	59	55	88

Qualified Conventional

Count / Pct of Sales:	14 / 2.8%	14 / 2.8%	13 / 2.6%	1 / 0.2%
Mean / Median Ratio of Sales:	103.9% / 101.16%	103.9% / 101.16%	102.93% / 100.64%	116.51% / 116.51%

Qualified REO

Count / Pct of Sales:	1 / 0.2%	1 / 0.2%	/	1 / 0.2%
Mean / Median Ratio of Sales:	108.59% / 108.59%	108.59% / 108.59%	% / %	108.59% / 108.59%

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$334,931

Average Current Yr Appr Val: \$360,259

Prev to Curr Pct Change: 7.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$442,396

Average Current Yr Appr Val: \$440,068

Prev to Curr Pct Change: -0.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0145	DALLAS NORTH ESTATES #15; INCL PRAIRIE CRK EST	CLW	429	16	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	16 / 3.7%	15 / 3.5%	11 / 2.6%	5 / 1.2%	
Mean / Median Ratio of Sales:	102.3% / 99.03%	102.14% / 98.27%	104.26% / 98.27%	97.98% / 100.08%	
Count of Properties Listed:	16	15	11	5	
Ratio of SalePrice / ListPrice:	99%	100%	100%	99%	
Average 'Days On Market':	32	27	15	68	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	16 / 3.7%	15 / 3.5%	11 / 2.6%	5 / 1.2%	
Mean / Median Ratio of Sales:	102.3% / 99.03%	102.14% / 98.27%	104.26% / 98.27%	97.98% / 100.08%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$374,623 Average Current Yr Appr Val: \$389,065 Prev to Curr Pct Change: 3.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0156	COTTONWOOD CREEK ESTATES	CLW	115	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	2 / 1.7%	/	
Mean / Median Ratio of Sales:	100.04% / 100.04%	100.04% / 100.04%	100.04% / 100.04%	% /	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	23	23	23		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	2 / 1.7%	/	
Mean / Median Ratio of Sales:	100.04% / 100.04%	100.04% / 100.04%	100.04% / 100.04%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/	
Mean / Median Ratio of Sales:	174.37% / 174.37%	174.37% / 174.37%	174.37% / 174.37%	% /	%
Average 'Days On Market':	77	77	77		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$534,041

Average Current Yr Appr Val: \$589,629

Prev to Curr Pct Change: 10.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0158	EL RANCHERO COUNTRY ESTATES #01	EJG	7		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,826,222
 Average Current Yr Appr Val: \$2,814,726
 Prev to Curr Pct Change: -0.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0160

HISTORICAL PROPERTIES

KER

41

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$411,519

Average Current Yr Appr Val: \$409,288

Prev to Curr Pct Change: -0.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0176 **COPPER CREEK ESTATES** **JRP** **148** **2** **1%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.4%	2 / 1.4%	2 / 1.4%	/
Mean / Median Ratio of Sales:	95.84% / 95.84%	95.84% / 95.84%	95.84% / 95.84%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	33	33	33	

Qualified Conventional

Count / Pct of Sales:	2 / 1.4%	2 / 1.4%	2 / 1.4%	/
Mean / Median Ratio of Sales:	95.84% / 95.84%	95.84% / 95.84%	95.84% / 95.84%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$497,899

Average Current Yr Appr Val: \$476,228

Prev to Curr Pct Change: -4.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0182

544 PLACE

CLW

435

11

3%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	11 / 2.5%	10 / 2.3%	7 / 1.6%	4 / 0.9%
Mean / Median Ratio of Sales:	98.39% / 96.45%	97.02% / 96.28%	97.34% / 96.12%	100.23% / 99.8%
Count of Properties Listed:	11	10	7	4
Ratio of SalePrice / ListPrice:	100%	100%	101%	98%
Average 'Days On Market':	26	18	11	52
<u>Qualified Conventional</u>				
Count / Pct of Sales:	11 / 2.5%	10 / 2.3%	7 / 1.6%	4 / 0.9%
Mean / Median Ratio of Sales:	98.39% / 96.45%	97.02% / 96.28%	97.34% / 96.12%	100.23% / 99.8%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.23% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.23% / 0.00%

Average Previous Yr Appr Val: \$415,363

Average Current Yr Appr Val: \$434,148

Prev to Curr Pct Change: 4.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0202 GREENHOLLOW/PARKVIEW JRP 214 3 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.4%	2 / 0.9%	2 / 0.9%	1 / 0.5%
Mean / Median Ratio of Sales:	99.06% / 99.3%	99.67% / 99.67%	99.67% / 99.67%	97.83% / 97.83%
Count of Properties Listed:	3	2	2	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%
Average 'Days On Market':	27	6	6	69

Qualified Conventional

Count / Pct of Sales:	3 / 1.4%	2 / 0.9%	2 / 0.9%	1 / 0.5%
Mean / Median Ratio of Sales:	99.06% / 99.3%	99.67% / 99.67%	99.67% / 99.67%	97.83% / 97.83%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$428,497

Average Current Yr Appr Val: \$450,736

Prev to Curr Pct Change: 5.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0203	HOMESTEAD #1	CLP	166	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.4%	3 / 1.8%	3 / 1.8%	1 / 0.6%	
Mean / Median Ratio of Sales:	99.11% / 98.29%	100.25% / 100.9%	100.25% / 100.9%	95.68% / 95.68%	
Count of Properties Listed:	4	3	3	1	
Ratio of SalePrice / ListPrice:	98%	99%	99%	95%	
Average 'Days On Market':	23	18	18	40	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.4%	3 / 1.8%	3 / 1.8%	1 / 0.6%	
Mean / Median Ratio of Sales:	99.11% / 98.29%	100.25% / 100.9%	100.25% / 100.9%	95.68% / 95.68%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.60% / 0.00%	0.60% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$493,049 Average Current Yr Appr Val: \$477,466 Prev to Curr Pct Change: -3.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0203B2	KIMBERLEA/HOMESTEAD #01	CLP	190	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 2.6%	5 / 2.6%	3 / 1.6%	2 / 1.1%	
Mean / Median Ratio of Sales:	100.19% / 99.89%	100.19% / 99.89%	99.96% / 99.89%	100.53% / 100.53%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	101%	101%	100%	103%	
Average 'Days On Market':	5	5	6	3	
Qualified Conventional					
Count / Pct of Sales:	5 / 2.6%	5 / 2.6%	3 / 1.6%	2 / 1.1%	
Mean / Median Ratio of Sales:	100.19% / 99.89%	100.19% / 99.89%	99.96% / 99.89%	100.53% / 100.53%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	1 / 0.5%	/	
Mean / Median Ratio of Sales:	118.46% / 118.46%	118.46% / 118.46%	118.46% / 118.46%	% / %	
Average 'Days On Market':	3	3	3		
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$353,125 Average Current Yr Appr Val: \$379,166 Prev to Curr Pct Change: 7.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0208 HIGHLANDS OF MCKAMY STN 272 3 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 0.7%	2 / 0.7%	1 / 0.4%	1 / 0.4%
Mean / Median Ratio of Sales:	98.34% / 98.34%	98.34% / 98.34%	100.98% / 100.98%	95.7% / 95.7%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	98%	98%	101%	95%
Average 'Days On Market':	13	13	6	21

Qualified Conventional

Count / Pct of Sales:	2 / 0.7%	2 / 0.7%	1 / 0.4%	1 / 0.4%
Mean / Median Ratio of Sales:	98.34% / 98.34%	98.34% / 98.34%	100.98% / 100.98%	95.7% / 95.7%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.4%	/	/	1 / 0.4%
Mean / Median Ratio of Sales:	131.74% / 131.74%	% / %	% / %	131.74% / 131.74%
Average 'Days On Market':	12			12

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.74% / 0.00%	0.74% / 0.00%	0.00% / 0.00%	0.74% / 0.00%

Average Previous Yr Appr Val: \$801,366

Average Current Yr Appr Val: \$919,592

Prev to Curr Pct Change: 14.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0209	RIVERBEND/ HIGH PLACE	CLW	696	24	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	24 / 3.4%	23 / 3.3%	13 / 1.9%	11 / 1.6%	
Mean / Median Ratio of Sales:	97.3% / 97.65%	97.14% / 97.33%	97.63% / 95.7%	96.92% / 98.21%	
Count of Properties Listed:	24	23	13	11	
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%	
Average 'Days On Market':	42	36	28	58	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	24 / 3.4%	23 / 3.3%	13 / 1.9%	11 / 1.6%	
Mean / Median Ratio of Sales:	97.3% / 97.65%	97.14% / 97.33%	97.63% / 95.7%	96.92% / 98.21%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.29% / 0.00%	0.29% / 0.00%	0.29% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$478,683 Average Current Yr Appr Val: \$477,831 Prev to Curr Pct Change: -0.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0209C

RIVERBEND / HIGH PLACE CREEK

CLW

2

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$283,544

Average Current Yr Appr Val: \$285,382

Prev to Curr Pct Change: 0.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0210	W O HAGGARD	KER	114	2	2%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	2 / 1.8%	2 / 1.8%	1 / 0.9%	1 / 0.9%	1 / 0.9%
Mean / Median Ratio of Sales:	122.48% / 122.48%	122.48% / 122.48%	143.49% / 143.49%	101.47% / 101.47%	101.47% / 101.47%
Average 'Days On Market':	5	5		5	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$261,526
 Average Current Yr Appr Val: \$260,462
 Prev to Curr Pct Change: -0.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0223	HUNTERS GLEN #3 & QUAIL CREEK	CLP	225	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 1.8%	4 / 1.8%	2 / 0.9%	2 / 0.9%	
Mean / Median Ratio of Sales:	97.8% / 99.17%	97.8% / 99.17%	95.28% / 95.28%	100.32% / 100.32%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	18	18	9	27	
Qualified Conventional					
Count / Pct of Sales:	4 / 1.8%	4 / 1.8%	2 / 0.9%	2 / 0.9%	
Mean / Median Ratio of Sales:	97.8% / 99.17%	97.8% / 99.17%	95.28% / 95.28%	100.32% / 100.32%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$559,815 Average Current Yr Appr Val: \$524,881 Prev to Curr Pct Change: -6.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0231 INDEPENDENCE SQUARE CLP 404 22 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 4.7%	17 / 4.2%	7 / 1.7%	12 / 3.0%
Mean / Median Ratio of Sales:	98.97% / 99.22%	98.68% / 99.22%	97% / 95.3%	100.13% / 99.69%
Count of Properties Listed:	19	17	7	12
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	35	33	25	41

Qualified Conventional

Count / Pct of Sales:	19 / 4.7%	17 / 4.2%	7 / 1.7%	12 / 3.0%
Mean / Median Ratio of Sales:	98.97% / 99.22%	98.68% / 99.22%	97% / 95.3%	100.13% / 99.69%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	3 / 0.7%	3 / 0.7%	3 / 0.7%	/
Mean / Median Ratio of Sales:	136.85% / 136.24%	136.85% / 136.24%	136.85% / 136.24%	% / %
Average 'Days On Market':	13	13	13	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$498,660

Average Current Yr Appr Val: \$531,661

Prev to Curr Pct Change: 6.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0234 **HIGHLANDS 12** **CLW** **161** **6** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.1%	5 / 3.1%	4 / 2.5%	1 / 0.6%
Mean / Median Ratio of Sales:	100.62% / 98.61%	100.62% / 98.61%	100.4% / 97.77%	101.49% / 101.49%
Count of Properties Listed:	5	5	4	1
Ratio of SalePrice / ListPrice:	96%	96%	96%	97%
Average 'Days On Market':	85	85	102	16

Qualified Conventional

Count / Pct of Sales:	5 / 3.1%	5 / 3.1%	4 / 2.5%	1 / 0.6%
Mean / Median Ratio of Sales:	100.62% / 98.61%	100.62% / 98.61%	100.4% / 97.77%	101.49% / 101.49%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.6%	1 / 0.6%	1 / 0.6%	/
Mean / Median Ratio of Sales:	143.93% / 143.93%	143.93% / 143.93%	143.93% / 143.93%	% / %
Average 'Days On Market':	23	23	23	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$607,830

Average Current Yr Appr Val: \$675,991

Prev to Curr Pct Change: 11.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0235-LAND E PLANO RANCHETTES LAND

RAC 12

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$465,616
Average Current Yr Appr Val: \$584,499
Prev to Curr Pct Change: 25.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0235R6-8	E PLANO RANCHETTES R6-8	RAC	170	5	3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO				
Count / Pct of Sales:	5 / 2.9%	4 / 2.4%	3 / 1.8%	2 / 1.2%
Mean / Median Ratio of Sales:	99.65% / 101.66%	101.16% / 101.82%	101% / 101.98%	97.62% / 97.62%
Count of Properties Listed:	5	4	3	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	11	13	15	6
Qualified Conventional				
Count / Pct of Sales:	5 / 2.9%	4 / 2.4%	3 / 1.8%	2 / 1.2%
Mean / Median Ratio of Sales:	99.65% / 101.66%	101.16% / 101.82%	101% / 101.98%	97.62% / 97.62%
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,455,919	Average Current Yr Appr Val: \$1,653,182	Prev to Curr Pct Change: 13.55 %
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.		

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0235R9-12 E PLANO RANCHETTES R9-12

RAC

42

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,792,596

Average Current Yr Appr Val: \$2,531,233

Prev to Curr Pct Change: -9.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0242 **KIMBERLEA** **CLP** **324** **13** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 3.7%	11 / 3.4%	8 / 2.5%	4 / 1.2%
Mean / Median Ratio of Sales:	100.91% / 100.5%	101.16% / 100.56%	101.32% / 101.56%	100.1% / 99.04%
Count of Properties Listed:	12	11	8	4
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	39	37	32	54

Qualified Conventional

Count / Pct of Sales:	12 / 3.7%	11 / 3.4%	8 / 2.5%	4 / 1.2%
Mean / Median Ratio of Sales:	100.91% / 100.5%	101.16% / 100.56%	101.32% / 101.56%	100.1% / 99.04%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/
Mean / Median Ratio of Sales:	134.18% / 134.18%	134.18% / 134.18%	134.18% / 134.18%	% / %
Average 'Days On Market':	0	0	0	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$552,140

Average Current Yr Appr Val: \$582,606

Prev to Curr Pct Change: 5.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0249	LOS RIOS	KER	505	25	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	22 / 4.4%	21 / 4.2%	13 / 2.6%	9 / 1.8%	
Mean / Median Ratio of Sales:	100.14% / 99%	100.12% / 98.94%	99.99% / 98.64%	100.36% / 99.25%	
Count of Properties Listed:	22	21	13	9	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	34	32	28	44	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	22 / 4.4%	21 / 4.2%	13 / 2.6%	9 / 1.8%	
Mean / Median Ratio of Sales:	100.14% / 99%	100.12% / 98.94%	99.99% / 98.64%	100.36% / 99.25%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	3 / 0.6%	3 / 0.6%	2 / 0.4%	1 / 0.2%	
Mean / Median Ratio of Sales:	137.27% / 136.97%	137.27% / 136.97%	134.56% / 134.56%	142.68% / 142.68%	
Average 'Days On Market':	13	13	15	9	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.40% / 0.00%	0.40% / 0.00%	0.40% / 0.00%	0.20% / 0.00%	

Average Previous Yr Appr Val: \$432,163 Average Current Yr Appr Val: \$428,556 Prev to Curr Pct Change: -0.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0255B2 LOS RIOS, BELLE VIEW EST. KER 66 1 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	/	1 / 1.5%
Mean / Median Ratio of Sales:	99.76% / 99.76%	99.76% / 99.76%	% / %	99.76% / 99.76%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	24	24		24

Qualified Conventional

Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	/	1 / 1.5%
Mean / Median Ratio of Sales:	99.76% / 99.76%	99.76% / 99.76%	% / %	99.76% / 99.76%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.52% / 0.00%	1.52% / 0.00%	0.00% / 0.00%	1.52% / 0.00%

Average Previous Yr Appr Val: \$269,208

Average Current Yr Appr Val: \$310,993

Prev to Curr Pct Change: 15.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0256	HIGHLAND NORTH #1	CLW	321	9	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		9 / 2.8%	8 / 2.5%	5 / 1.6%	4 / 1.2%
Mean / Median Ratio of Sales:		98.9% / 99.74%	98.66% / 99.07%	97.4% / 98.4%	100.77% / 100.77%
Count of Properties Listed:		9	8	5	4
Ratio of SalePrice / ListPrice:		98%	98%	99%	98%
Average 'Days On Market':		38	39	35	42
<u>Qualified Conventional</u>					
Count / Pct of Sales:		9 / 2.8%	8 / 2.5%	5 / 1.6%	4 / 1.2%
Mean / Median Ratio of Sales:		98.9% / 99.74%	98.66% / 99.07%	97.4% / 98.4%	100.77% / 100.77%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$494,124

Average Current Yr Appr Val: \$491,706

Prev to Curr Pct Change: -0.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0256B2	NEST/PROMONTORY/DUPLEX	CLW	159	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	2 / 1.3%	1 / 0.6%	
Mean / Median Ratio of Sales:	97.1% / 99.94%	97.1% / 99.94%	95.53% / 95.53%	100.25% / 100.25%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	95%	95%	98%	88%	
Average 'Days On Market':	30	30	34	21	
Qualified Conventional					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	2 / 1.3%	1 / 0.6%	
Mean / Median Ratio of Sales:	97.1% / 99.94%	97.1% / 99.94%	95.53% / 95.53%	100.25% / 100.25%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.63% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.63% / 0.00%	

Average Previous Yr Appr Val: \$369,825 Average Current Yr Appr Val: \$371,170 Prev to Curr Pct Change: 0.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0265	MEADOWCREST #1	KER	132	7	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 3.0%	4 / 3.0%	4 / 3.0%	/	
Mean / Median Ratio of Sales:	96.78% / 98.8%	96.78% / 98.8%	96.78% / 98.8%	% / %	%
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	54	54	54		
Qualified Conventional					
Count / Pct of Sales:	4 / 3.0%	4 / 3.0%	4 / 3.0%	/	
Mean / Median Ratio of Sales:	96.78% / 98.8%	96.78% / 98.8%	96.78% / 98.8%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	3 / 2.3%	2 / 1.5%	1 / 0.8%	2 / 1.5%	
Mean / Median Ratio of Sales:	115.41% / 115.47%	115.38% / 115.38%	110.34% / 110.34%	117.95% / 117.95%	
Average 'Days On Market':	8	8	6	9	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$315,160 Average Current Yr Appr Val: \$317,983 Prev to Curr Pct Change: 0.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0266B2 **DUPLEX DOWNTOWN** **KER** **79** **2** **3%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.5%	2 / 2.5%	2 / 2.5%	/
Mean / Median Ratio of Sales:	104.62% / 104.62%	104.62% / 104.62%	104.62% / 104.62%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	92%	92%	92%	%
Average 'Days On Market':	26	26	26	

Qualified Conventional

Count / Pct of Sales:	2 / 2.5%	2 / 2.5%	2 / 2.5%	/
Mean / Median Ratio of Sales:	104.62% / 104.62%	104.62% / 104.62%	104.62% / 104.62%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$399,276

Average Current Yr Appr Val: \$399,129

Prev to Curr Pct Change: -0.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0270 MEADOWS #1,3,4,5,6 KER 551 12 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 1.8%	10 / 1.8%	6 / 1.1%	4 / 0.7%
Mean / Median Ratio of Sales:	101.86% / 100.09%	101.86% / 100.09%	103.43% / 100.38%	99.51% / 99.49%
Count of Properties Listed:	10	10	6	4
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%
Average 'Days On Market':	35	35	35	34

Qualified Conventional

Count / Pct of Sales:	10 / 1.8%	10 / 1.8%	6 / 1.1%	4 / 0.7%
Mean / Median Ratio of Sales:	101.86% / 100.09%	101.86% / 100.09%	103.43% / 100.38%	99.51% / 99.49%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	2 / 0.4%	2 / 0.4%	2 / 0.4%	/
Mean / Median Ratio of Sales:	127.19% / 127.19%	127.19% / 127.19%	127.19% / 127.19%	% / %
Average 'Days On Market':	9	9	9	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$254,237

Average Current Yr Appr Val: \$246,977

Prev to Curr Pct Change: -2.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0279	LOS RIOS #7,8,9	KER	393	15	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	15 / 3.8%	15 / 3.8%	12 / 3.1%	3 / 0.8%	
Mean / Median Ratio of Sales:	100.07% / 99.91%	100.07% / 99.91%	99.2% / 98.81%	103.58% / 100.65%	
Count of Properties Listed:	15	15	12	3	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	22	22	23	20	
Qualified Conventional					
Count / Pct of Sales:	15 / 3.8%	15 / 3.8%	12 / 3.1%	3 / 0.8%	
Mean / Median Ratio of Sales:	100.07% / 99.91%	100.07% / 99.91%	99.2% / 98.81%	103.58% / 100.65%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.25% / 0.00%	0.25% / 0.00%	0.25% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$463,629
 Average Current Yr Appr Val: \$471,542
 Prev to Curr Pct Change: 1.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0296	RIVER BEND EAST	CLW	476	17	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	17 / 3.6%	14 / 2.9%	9 / 1.9%	8 / 1.7%	
Mean / Median Ratio of Sales:	96.79% / 97.27%	96.08% / 96.63%	93.43% / 91.34%	100.57% / 100.3%	
Count of Properties Listed:	17	14	9	8	
Ratio of SalePrice / ListPrice:	98%	99%	100%	96%	
Average 'Days On Market':	37	37	18	59	
Qualified Conventional					
Count / Pct of Sales:	17 / 3.6%	14 / 2.9%	9 / 1.9%	8 / 1.7%	
Mean / Median Ratio of Sales:	96.79% / 97.27%	96.08% / 96.63%	93.43% / 91.34%	100.57% / 100.3%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$500,810 Average Current Yr Appr Val: \$468,620 Prev to Curr Pct Change: -6.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0296W

RIVERBEND WATER

CLW

3

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$274,940

Average Current Yr Appr Val: \$239,284

Prev to Curr Pct Change: -12.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0316 OLD SHEPARD PLACE #01 CLW 306 9 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 2.9%	9 / 2.9%	7 / 2.3%	2 / 0.7%
Mean / Median Ratio of Sales:	102.38% / 99.56%	102.38% / 99.56%	100.81% / 98.81%	107.87% / 107.87%
Count of Properties Listed:	9	9	7	2
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	12	12	11	17

Qualified Conventional

Count / Pct of Sales:	9 / 2.9%	9 / 2.9%	7 / 2.3%	2 / 0.7%
Mean / Median Ratio of Sales:	102.38% / 99.56%	102.38% / 99.56%	100.81% / 98.81%	107.87% / 107.87%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$681,967

Average Current Yr Appr Val: \$714,966

Prev to Curr Pct Change: 4.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0316G OLD SHEPARD PLACE (GOLF COURSE) CLW 40 2 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 5.0%	1 / 2.5%	1 / 2.5%	1 / 2.5%
Mean / Median Ratio of Sales:	99.58% / 99.58%	103.45% / 103.45%	103.45% / 103.45%	95.71% / 95.71%
Count of Properties Listed:	2	1	1	1
Ratio of SalePrice / ListPrice:	94%	92%	92%	96%
Average 'Days On Market':	39	38	38	40

Qualified Conventional

Count / Pct of Sales:	2 / 5.0%	1 / 2.5%	1 / 2.5%	1 / 2.5%
Mean / Median Ratio of Sales:	99.58% / 99.58%	103.45% / 103.45%	103.45% / 103.45%	95.71% / 95.71%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	2.50% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	2.50% / 0.00%

Average Previous Yr Appr Val: \$1,179,447

Average Current Yr Appr Val: \$1,254,026

Prev to Curr Pct Change: 6.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0316M	OLD SHEPARD PLACE (MAJOR RD)	CLW	36	2	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 5.6%	2 / 5.6%	1 / 2.8%	1 / 2.8%	
Mean / Median Ratio of Sales:	99.94% / 99.94%	99.94% / 99.94%	98.72% / 98.72%	101.15% / 101.15%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	101%	99%	
Average 'Days On Market':	6	6	1	12	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 5.6%	2 / 5.6%	1 / 2.8%	1 / 2.8%	
Mean / Median Ratio of Sales:	99.94% / 99.94%	99.94% / 99.94%	98.72% / 98.72%	101.15% / 101.15%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$411,266 Average Current Yr Appr Val: \$429,043 Prev to Curr Pct Change: 4.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0316N	OLD SHEPARD PLACE (NONCONFORMING)	CLW	51	2	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 3.9%	2 / 3.9%	1 / 2.0%	1 / 2.0%	
Mean / Median Ratio of Sales:	100.16% / 100.16%	100.16% / 100.16%	108.77% / 108.77%	91.54% / 91.54%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	90%	90%	93%	86%	
Average 'Days On Market':	50	50	20	81	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 3.9%	2 / 3.9%	1 / 2.0%	1 / 2.0%	
Mean / Median Ratio of Sales:	100.16% / 100.16%	100.16% / 100.16%	108.77% / 108.77%	91.54% / 91.54%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$858,193
 Average Current Yr Appr Val: \$916,995
 Prev to Curr Pct Change: 6.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0319	WILLOW BEND LAKES #01#5	CLS	179	10	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 5.6%	10 / 5.6%	7 / 3.9%	3 / 1.7%	
Mean / Median Ratio of Sales:	95.63% / 98.76%	95.63% / 98.76%	90.64% / 88.56%	107.27% / 104.81%	
Count of Properties Listed:	10	10	7	3	
Ratio of SalePrice / ListPrice:	96%	96%	97%	94%	
Average 'Days On Market':	25	25	8	65	
Qualified Conventional					
Count / Pct of Sales:	10 / 5.6%	10 / 5.6%	7 / 3.9%	3 / 1.7%	
Mean / Median Ratio of Sales:	95.63% / 98.76%	95.63% / 98.76%	90.64% / 88.56%	107.27% / 104.81%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.56% / 0.00%	0.56% / 0.00%	0.00% / 0.00%	0.56% / 0.00%	

Average Previous Yr Appr Val: \$1,096,611
 Average Current Yr Appr Val: \$1,103,628
 Prev to Curr Pct Change: 0.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0323 PITMAN CK NO LEM 498 12 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 2.4%	11 / 2.2%	8 / 1.6%	4 / 0.8%
Mean / Median Ratio of Sales:	102.86% / 100.28%	102.71% / 100.04%	103.66% / 100.28%	101.26% / 101.31%
Count of Properties Listed:	12	11	8	4
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	38	41	51	12

Qualified Conventional

Count / Pct of Sales:	12 / 2.4%	11 / 2.2%	8 / 1.6%	4 / 0.8%
Mean / Median Ratio of Sales:	102.86% / 100.28%	102.71% / 100.04%	103.66% / 100.28%	101.26% / 101.31%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.20% / 0.00%	0.20% / 0.00%	0.00% / 0.00%	0.20% / 0.00%

Average Previous Yr Appr Val: \$443,815

Average Current Yr Appr Val: \$478,282

Prev to Curr Pct Change: 7.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0326	SPRINGPARK NO #3,4,5,6	DMR	596	19	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	18 / 3.0%	18 / 3.0%	10 / 1.7%	8 / 1.3%	
Mean / Median Ratio of Sales:	96.92% / 98.62%	96.92% / 98.62%	98.05% / 98.62%	95.51% / 97.2%	
Count of Properties Listed:	18	18	10	8	
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%	
Average 'Days On Market':	26	26	31	21	
Qualified Conventional					
Count / Pct of Sales:	18 / 3.0%	18 / 3.0%	10 / 1.7%	8 / 1.3%	
Mean / Median Ratio of Sales:	96.92% / 98.62%	96.92% / 98.62%	98.05% / 98.62%	95.51% / 97.2%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/	
Mean / Median Ratio of Sales:	110.27% / 110.27%	110.27% / 110.27%	110.27% / 110.27%	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	0 / 0	3 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.50% / 0.00%	0.50% / 0.00%	0.00% / 0.00%	0.50% / 0.00%	

Average Previous Yr Appr Val: \$474,300 Average Current Yr Appr Val: \$475,568 Prev to Curr Pct Change: 0.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0331

OLD PRESTON PL #1, PRESTON CREEK N

STN

30

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$773,510

Average Current Yr Appr Val: \$794,277

Prev to Curr Pct Change: 2.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0346	PARK BLVD/UNIV	LEM	502	19	4%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	19 / 3.8%	18 / 3.6%	14 / 2.8%	5 / 1.0%
Mean / Median Ratio of Sales:	100.91% / 100.06%	100.7% / 99.81%	98.36% / 98%	108.06% / 103.27%
Count of Properties Listed:	19	18	14	5
Ratio of SalePrice / ListPrice:	98%	98%	100%	92%
Average 'Days On Market':	27	29	22	43
<u>Qualified Conventional</u>				
Count / Pct of Sales:	19 / 3.8%	18 / 3.6%	14 / 2.8%	5 / 1.0%
Mean / Median Ratio of Sales:	100.91% / 100.06%	100.7% / 99.81%	98.36% / 98%	108.06% / 103.27%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.20% / 0.00%	0.20% / 0.00%	0.20% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$410,330	Average Current Yr Appr Val: \$406,913	Prev to Curr Pct Change: -0.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0346C PARK BLVD/UNIV/CRK:S0346;S0347 LEM 97 5 5%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.1%	4 / 4.1%	1 / 1.0%	3 / 3.1%
Mean / Median Ratio of Sales:	100.54% / 98.66%	100.54% / 98.66%	112.53% / 112.53%	96.54% / 93.15%
Count of Properties Listed:	4	4	1	3
Ratio of SalePrice / ListPrice:	96%	96%	93%	97%
Average 'Days On Market':	58	58	30	67

Qualified Conventional

Count / Pct of Sales:	4 / 4.1%	4 / 4.1%	1 / 1.0%	3 / 3.1%
Mean / Median Ratio of Sales:	100.54% / 98.66%	100.54% / 98.66%	112.53% / 112.53%	96.54% / 93.15%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	1 / 1.0%	/
Mean / Median Ratio of Sales:	104.52% / 104.52%	104.52% / 104.52%	104.52% / 104.52%	% / %
Average 'Days On Market':	8	8	8	

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.03% / 0.00%	1.03% / 0.00%	1.03% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$427,196

Average Current Yr Appr Val: \$385,834

Prev to Curr Pct Change: -9.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0347B2 PARK/PARKER ESTATES CLP 82 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.4%	2 / 2.4%	1 / 1.2%	1 / 1.2%
Mean / Median Ratio of Sales:	100.05% / 100.05%	100.05% / 100.05%	99.72% / 99.72%	100.38% / 100.38%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	95%	95%	93%	96%
Average 'Days On Market':	23	23	19	28

Qualified Conventional

Count / Pct of Sales:	2 / 2.4%	2 / 2.4%	1 / 1.2%	1 / 1.2%
Mean / Median Ratio of Sales:	100.05% / 100.05%	100.05% / 100.05%	99.72% / 99.72%	100.38% / 100.38%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	2.44% / 0.00%	2.44% / 0.00%	2.44% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$355,568

Average Current Yr Appr Val: \$388,577

Prev to Curr Pct Change: 9.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0348	PLANO EAST	KER	410	11	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 2.2%	9 / 2.2%	6 / 1.5%	3 / 0.7%	
Mean / Median Ratio of Sales:	99.19% / 99.71%	99.19% / 99.71%	99.74% / 99.89%	98.09% / 99.71%	
Count of Properties Listed:	9	9	6	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	18	18	18	20	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 2.2%	9 / 2.2%	6 / 1.5%	3 / 0.7%	
Mean / Median Ratio of Sales:	99.19% / 99.71%	99.19% / 99.71%	99.74% / 99.89%	98.09% / 99.71%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	2 / 0.5%	1 / 0.2%	1 / 0.2%	1 / 0.2%	
Mean / Median Ratio of Sales:	116.37% / 116.37%	126.55% / 126.55%	126.55% / 126.55%	106.19% / 106.19%	
Average 'Days On Market':	52	10	10	94	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.24% / 0.00%	0.24% / 0.00%	0.24% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$342,697

Average Current Yr Appr Val: \$327,080

Prev to Curr Pct Change: -4.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0350	PLANO PARK	KER	421	15	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	14 / 3.3%	12 / 2.9%	6 / 1.4%	8 / 1.9%	
Mean / Median Ratio of Sales:	99.55% / 100.35%	99.85% / 100.35%	100.75% / 101.53%	98.66% / 100.17%	
Count of Properties Listed:	13	11	5	8	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	45	45	41	47	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	14 / 3.3%	12 / 2.9%	6 / 1.4%	8 / 1.9%	
Mean / Median Ratio of Sales:	99.55% / 100.35%	99.85% / 100.35%	100.75% / 101.53%	98.66% / 100.17%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/	
Mean / Median Ratio of Sales:	132.64% / 132.64%	132.64% / 132.64%	132.64% / 132.64%	% / %	
Average 'Days On Market':	64	64	64		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.24% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.24% / 0.00%	

Average Previous Yr Appr Val: \$278,638 Average Current Yr Appr Val: \$273,730 Prev to Curr Pct Change: -1.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0359B2	TEAKWOOD, COUNTY PL.,PARKVIEW	JRP	123	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 1.6%	2 / 1.6%	2 / 1.6%	/	
Mean / Median Ratio of Sales:	100.53% / 100.53%	100.53% / 100.53%	100.53% / 100.53%	% /	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	103%	103%	103%		%
Average 'Days On Market':	18	18	18		
Qualified Conventional					
Count / Pct of Sales:	2 / 1.6%	2 / 1.6%	2 / 1.6%	/	
Mean / Median Ratio of Sales:	100.53% / 100.53%	100.53% / 100.53%	100.53% / 100.53%	% /	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$339,909
 Average Current Yr Appr Val: \$402,423
 Prev to Curr Pct Change: 18.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0375	PORTS O'CALL	JRP	362	9	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 2.5%	9 / 2.5%	8 / 2.2%	1 / 0.3%	
Mean / Median Ratio of Sales:	98.25% / 99.2%	98.25% / 99.2%	98.03% / 99.15%	100.01% / 100.01%	
Count of Properties Listed:	9	9	8	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	34	34	34	38	
Qualified Conventional					
Count / Pct of Sales:	9 / 2.5%	9 / 2.5%	8 / 2.2%	1 / 0.3%	
Mean / Median Ratio of Sales:	98.25% / 99.2%	98.25% / 99.2%	98.03% / 99.15%	100.01% / 100.01%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.28% / 0.00%	0.28% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$438,237
 Average Current Yr Appr Val: \$425,946
 Prev to Curr Pct Change: -2.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0379 PITMAN CK EST LEM 322 13 4%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 3.7%	12 / 3.7%	10 / 3.1%	2 / 0.6%
Mean / Median Ratio of Sales:	100.83% / 99.61%	100.83% / 99.61%	100.76% / 99.61%	101.18% / 101.18%
Count of Properties Listed:	12	12	10	2
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	23	23	19	41

Qualified Conventional

Count / Pct of Sales:	12 / 3.7%	12 / 3.7%	10 / 3.1%	2 / 0.6%
Mean / Median Ratio of Sales:	100.83% / 99.61%	100.83% / 99.61%	100.76% / 99.61%	101.18% / 101.18%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.3%	/	/	1 / 0.3%
Mean / Median Ratio of Sales:	112% / 112%	% / %	% / %	112% / 112%
Average 'Days On Market':	6			6

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$589,959

Average Current Yr Appr Val: \$628,699

Prev to Curr Pct Change: 6.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0380 PRESTON GATEWAY STN 121 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	2 / 1.7%	/
Mean / Median Ratio of Sales:	99.51% / 99.51%	99.51% / 99.51%	99.51% / 99.51%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%
Average 'Days On Market':	21	21	21	

Qualified Conventional

Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	2 / 1.7%	/
Mean / Median Ratio of Sales:	99.51% / 99.51%	99.51% / 99.51%	99.51% / 99.51%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$668,851

Average Current Yr Appr Val: \$689,099

Prev to Curr Pct Change: 3.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0388	PRESTON GREEN NORTH	STN	82	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	/	1 / 1.2%	
Mean / Median Ratio of Sales:	100.15% / 100.15%	100.15% / 100.15%	% / %	100.15% / 100.15%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	96%	96%	%	96%	
Average 'Days On Market':	42	42		42	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	/	1 / 1.2%	
Mean / Median Ratio of Sales:	100.15% / 100.15%	100.15% / 100.15%	% / %	100.15% / 100.15%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$590,639

Average Current Yr Appr Val: \$513,519

Prev to Curr Pct Change: -13.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0391 PRESTON ROAD HIGHLANDS STN 436 14 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	13 / 3.0%	12 / 2.8%	8 / 1.8%	5 / 1.1%
Mean / Median Ratio of Sales:	97.93% / 100.11%	97.74% / 98.65%	97.28% / 96.38%	98.97% / 100.11%
Count of Properties Listed:	12	11	7	5
Ratio of SalePrice / ListPrice:	100%	100%	101%	99%
Average 'Days On Market':	33	34	39	24

Qualified Conventional

Count / Pct of Sales:	13 / 3.0%	12 / 2.8%	8 / 1.8%	5 / 1.1%
Mean / Median Ratio of Sales:	97.93% / 100.11%	97.74% / 98.65%	97.28% / 96.38%	98.97% / 100.11%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	/	1 / 0.2%
Mean / Median Ratio of Sales:	121.21% / 121.21%	121.21% / 121.21%	% / %	121.21% / 121.21%
Average 'Days On Market':	155	155		155

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.23% / 0.00%	0.23% / 0.00%	0.00% / 0.00%	0.23% / 0.00%

Average Previous Yr Appr Val: \$726,822

Average Current Yr Appr Val: \$712,395

Prev to Curr Pct Change: -1.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0401	PRESTON COVE #1	CLW	650	24	4%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0402	PRESTON HIGHLAND #1	STN	441	15	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	15 / 3.4%	14 / 3.2%	13 / 2.9%	2 / 0.5%	
Mean / Median Ratio of Sales:	94.84% / 97.47%	94.52% / 95.95%	94.29% / 94.43%	98.42% / 98.42%	
Count of Properties Listed:	15	14	13	2	
Ratio of SalePrice / ListPrice:	99%	99%	100%	96%	
Average 'Days On Market':	35	25	22	124	
Qualified Conventional					
Count / Pct of Sales:	15 / 3.4%	14 / 3.2%	13 / 2.9%	2 / 0.5%	
Mean / Median Ratio of Sales:	94.84% / 97.47%	94.52% / 95.95%	94.29% / 94.43%	98.42% / 98.42%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.23% / 0.00%	0.23% / 0.00%	0.23% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$586,519 Average Current Yr Appr Val: \$557,120 Prev to Curr Pct Change: -5.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0410 PRESTON VILLA STN 85 1 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	/	1 / 1.2%
Mean / Median Ratio of Sales:	99.95 % / 99.95 %	99.95 % / 99.95 %	% / %	99.95 % / 99.95 %
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	98 %	98 %	%	98 %
Average 'Days On Market':	158	158		158

Qualified Conventional

Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	/	1 / 1.2%
Mean / Median Ratio of Sales:	99.95 % / 99.95 %	99.95 % / 99.95 %	% / %	99.95 % / 99.95 %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00 % / 0.00 %	0.00 % / 0.00 %	0.00 % / 0.00 %	0.00 % / 0.00 %

Average Previous Yr Appr Val: \$659,073

Average Current Yr Appr Val: \$682,694

Prev to Curr Pct Change: 3.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0412	PRESTONWOOD	STN	242	10	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 4.1%	10 / 4.1%	6 / 2.5%	4 / 1.7%	
Mean / Median Ratio of Sales:	99.49% / 99.54%	99.49% / 99.54%	99.94% / 100.65%	98.81% / 98.96%	
Count of Properties Listed:	10	10	6	4	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	30	30	35	22	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 4.1%	10 / 4.1%	6 / 2.5%	4 / 1.7%	
Mean / Median Ratio of Sales:	99.49% / 99.54%	99.49% / 99.54%	99.94% / 100.65%	98.81% / 98.96%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$885,592 Average Current Yr Appr Val: \$875,462 Prev to Curr Pct Change: -1.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0422	WILLIAMSBURG MANOR	LEM	172	7	4%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	6 / 3.5%	6 / 3.5%	5 / 2.9%	1 / 0.6%
Mean / Median Ratio of Sales:	101.8% / 100.51%	101.8% / 100.51%	101.38% / 100.05%	103.91% / 103.91%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	18	18	21	3
<u>Qualified Conventional</u>				
Count / Pct of Sales:	6 / 3.5%	6 / 3.5%	5 / 2.9%	1 / 0.6%
Mean / Median Ratio of Sales:	101.8% / 100.51%	101.8% / 100.51%	101.38% / 100.05%	103.91% / 103.91%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	1 / 0.6%	1 / 0.6%	/	1 / 0.6%
Mean / Median Ratio of Sales:	121.46% / 121.46%	121.46% / 121.46%	% / %	121.46% / 121.46%
Average 'Days On Market':	6	6		6
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$453,339

Average Current Yr Appr Val: \$450,925

Prev to Curr Pct Change: -0.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0424 PRESTONWOOD WEST SFR STN 108 8 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 7.4%	8 / 7.4%	5 / 4.6%	3 / 2.8%
Mean / Median Ratio of Sales:	100.88% / 102.32%	100.88% / 102.32%	99.91% / 105.58%	102.5% / 99.07%
Count of Properties Listed:	8	8	5	3
Ratio of SalePrice / ListPrice:	99%	99%	99%	100%
Average 'Days On Market':	21	21	28	10

Qualified Conventional

Count / Pct of Sales:	8 / 7.4%	8 / 7.4%	5 / 4.6%	3 / 2.8%
Mean / Median Ratio of Sales:	100.88% / 102.32%	100.88% / 102.32%	99.91% / 105.58%	102.5% / 99.07%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$575,375

Average Current Yr Appr Val: \$694,484

Prev to Curr Pct Change: 20.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0432	REGENCY PARK #1	STN	239	11	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 4.6%	11 / 4.6%	8 / 3.3%	3 / 1.3%	
Mean / Median Ratio of Sales:	105.22% / 104.51%	105.22% / 104.51%	106.91% / 107.31%	100.74% / 99.73%	
Count of Properties Listed:	11	11	8	3	
Ratio of SalePrice / ListPrice:	100%	100%	98%	105%	
Average 'Days On Market':	22	22	29	4	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 4.6%	11 / 4.6%	8 / 3.3%	3 / 1.3%	
Mean / Median Ratio of Sales:	105.22% / 104.51%	105.22% / 104.51%	106.91% / 107.31%	100.74% / 99.73%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.42% / 0.00%	0.42% / 0.00%	0.00% / 0.00%	0.42% / 0.00%	

Average Previous Yr Appr Val: \$472,132 Average Current Yr Appr Val: \$518,637 Prev to Curr Pct Change: 9.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0435	PARK FOREST NORTH #1	EGM	1268	45	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	43 / 3.4%	41 / 3.2%	28 / 2.2%	15 / 1.2%	
Mean / Median Ratio of Sales:	98.19% / 98.12%	97.58% / 97.91%	96.86% / 97.19%	100.67% / 100.06%	
Count of Properties Listed:	43	41	28	15	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	33	33	31	37	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	43 / 3.4%	41 / 3.2%	28 / 2.2%	15 / 1.2%	
Mean / Median Ratio of Sales:	98.19% / 98.12%	97.58% / 97.91%	96.86% / 97.19%	100.67% / 100.06%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	2 / 0.2%	2 / 0.2%	2 / 0.2%	/	
Mean / Median Ratio of Sales:	98.98% / 98.98%	98.98% / 98.98%	98.98% / 98.98%	% / %	
Average 'Days On Market':	18	18	18		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$344,355 Average Current Yr Appr Val: \$329,974 Prev to Curr Pct Change: -4.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0443 SANTE FE ESTATES KER 428 7 2%

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	7 / 1.6%	6 / 1.4%	6 / 1.4%	1 / 0.2%
Mean / Median Ratio of Sales:	99.86% / 100.09%	98.34% / 99.44%	98.34% / 99.44%	108.95% / 108.95%
Count of Properties Listed:	7	6	6	1
Ratio of SalePrice / ListPrice:	99%	100%	100%	96%
Average 'Days On Market':	34	35	35	29
<u>Qualified Conventional</u>				
Count / Pct of Sales:	7 / 1.6%	6 / 1.4%	6 / 1.4%	1 / 0.2%
Mean / Median Ratio of Sales:	99.86% / 100.09%	98.34% / 99.44%	98.34% / 99.44%	108.95% / 108.95%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$380,481 Average Current Yr Appr Val: \$377,621 Prev to Curr Pct Change: -0.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0446	SPRING CK PARKWAY ESTATES	CLP	502	21	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	20 / 4.0%	18 / 3.6%	13 / 2.6%	7 / 1.4%	
Mean / Median Ratio of Sales:	102.13% / 101.02%	102.28% / 101.04%	102.24% / 102.63%	101.93% / 99.99%	
Count of Properties Listed:	20	18	13	7	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	53	36	36	84	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	20 / 4.0%	18 / 3.6%	13 / 2.6%	7 / 1.4%	
Mean / Median Ratio of Sales:	102.13% / 101.02%	102.28% / 101.04%	102.24% / 102.63%	101.93% / 99.99%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/	
Mean / Median Ratio of Sales:	103.52% / 103.52%	103.52% / 103.52%	103.52% / 103.52%	% / %	
Average 'Days On Market':	6	6	6		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$494,077

Average Current Yr Appr Val: \$496,940

Prev to Curr Pct Change: 0.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0447 RIDGEWOOD #4,6,7 CRK & VIEW KER 316 7 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 1.9%	6 / 1.9%	4 / 1.3%	2 / 0.6%
Mean / Median Ratio of Sales:	99.76% / 99.92%	99.76% / 99.92%	100.34% / 99.92%	98.59% / 98.59%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	97%	97%	97%	99%
Average 'Days On Market':	28	28	40	5

Qualified Conventional

Count / Pct of Sales:	6 / 1.9%	6 / 1.9%	4 / 1.3%	2 / 0.6%
Mean / Median Ratio of Sales:	99.76% / 99.92%	99.76% / 99.92%	100.34% / 99.92%	98.59% / 98.59%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/
Mean / Median Ratio of Sales:	93.92% / 93.92%	93.92% / 93.92%	93.92% / 93.92%	% / %
Average 'Days On Market':	18	18	18	

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.32% / 0.00%	0.32% / 0.00%	0.00% / 0.00%	0.32% / 0.00%

Average Previous Yr Appr Val: \$321,540

Average Current Yr Appr Val: \$283,997

Prev to Curr Pct Change: -11.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0460	RIDGEWOOD	KER	471	9	2%
Mkt Cd: Green Nbhd					
	</				

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0472	SPRING CREEK PKWY ESTATES	CLP	305	8	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 2.0%	5 / 1.6%	5 / 1.6%	1 / 0.3%	
Mean / Median Ratio of Sales:	102.26% / 99.84%	99.89% / 98.58%	99.89% / 98.58%	114.09% / 114.09%	
Count of Properties Listed:	6	5	5	1	
Ratio of SalePrice / ListPrice:	98%	99%	99%	97%	
Average 'Days On Market':	12	12	12	13	
Qualified Conventional					
Count / Pct of Sales:	6 / 2.0%	5 / 1.6%	5 / 1.6%	1 / 0.3%	
Mean / Median Ratio of Sales:	102.26% / 99.84%	99.89% / 98.58%	99.89% / 98.58%	114.09% / 114.09%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	2 / 0.7%	2 / 0.7%	2 / 0.7%	/	
Mean / Median Ratio of Sales:	118.14% / 118.14%	118.14% / 118.14%	118.14% / 118.14%	% / %	
Average 'Days On Market':	3	3	3		
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$396,137
 Average Current Yr Appr Val: \$404,091
 Prev to Curr Pct Change: 2.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0485	SKYLINE ACRES/TRAVIS EST	DMR	349	6	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 1.7%	6 / 1.7%	4 / 1.1%	2 / 0.6%	
Mean / Median Ratio of Sales:	93.15% / 96.83%	93.15% / 96.83%	95.2% / 96.83%	89.06% / 89.06%	
Count of Properties Listed:	6	6	4	2	
Ratio of SalePrice / ListPrice:	97%	97%	96%	98%	
Average 'Days On Market':	43	43	21	88	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 1.7%	6 / 1.7%	4 / 1.1%	2 / 0.6%	
Mean / Median Ratio of Sales:	93.15% / 96.83%	93.15% / 96.83%	95.2% / 96.83%	89.06% / 89.06%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.29% / 0.00%	0.29% / 0.00%	0.00% / 0.00%	0.29% / 0.00%	

Average Previous Yr Appr Val: \$555,014

Average Current Yr Appr Val: \$492,741

Prev to Curr Pct Change: -11.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0495

TIMBERCREEK ESTATES

LEM

211

7

3%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	7 / 3.3%	6 / 2.8%	3 / 1.4%	4 / 1.9%
Mean / Median Ratio of Sales:	99.81% / 98.02%	99.31% / 97.62%	97.59% / 98.02%	101.47% / 100.01%
Count of Properties Listed:	7	6	3	4
Ratio of SalePrice / ListPrice:	99%	99%	99%	100%
Average 'Days On Market':	27	30	32	24
<u>Qualified Conventional</u>				
Count / Pct of Sales:	7 / 3.3%	6 / 2.8%	3 / 1.4%	4 / 1.9%
Mean / Median Ratio of Sales:	99.81% / 98.02%	99.31% / 97.62%	97.59% / 98.02%	101.47% / 100.01%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$436,430

Average Current Yr Appr Val: \$442,043

Prev to Curr Pct Change: 1.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0505 VILLAGE NORTH JRP 441 9 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 2.0%	8 / 1.8%	6 / 1.4%	3 / 0.7%
Mean / Median Ratio of Sales:	98.46% / 99.83%	98.29% / 99.93%	97.37% / 98.66%	100.64% / 99.83%
Count of Properties Listed:	9	8	6	3
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	49	44	28	91

Qualified Conventional

Count / Pct of Sales:	9 / 2.0%	8 / 1.8%	6 / 1.4%	3 / 0.7%
Mean / Median Ratio of Sales:	98.46% / 99.83%	98.29% / 99.93%	97.37% / 98.66%	100.64% / 99.83%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$271,904

Average Current Yr Appr Val: \$292,589

Prev to Curr Pct Change: 7.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0512	WHIFFLETREE #1&2	CLP	267	12	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	11 / 4.1%	9 / 3.4%	7 / 2.6%	4 / 1.5%	
Mean / Median Ratio of Sales:	97.66% / 97.46%	96.76% / 97.46%	97.44% / 97.46%	98.03% / 97.02%	
Count of Properties Listed:	11	9	7	4	
Ratio of SalePrice / ListPrice:	96%	97%	97%	95%	
Average 'Days On Market':	39	32	24	65	
Qualified Conventional					
Count / Pct of Sales:	11 / 4.1%	9 / 3.4%	7 / 2.6%	4 / 1.5%	
Mean / Median Ratio of Sales:	97.66% / 97.46%	96.76% / 97.46%	97.44% / 97.46%	98.03% / 97.02%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	/	1 / 0.4%	
Mean / Median Ratio of Sales:	110.5% / 110.5%	110.5% / 110.5%	% / %	110.5% / 110.5%	
Average 'Days On Market':	53	53		53	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.37% / 0.00%	0.37% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$574,125 Average Current Yr Appr Val: \$532,843 Prev to Curr Pct Change: -7.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0512A	WHIFFLETREE #3 & 4	CLP	194	9	5%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	7 / 3.6%	7 / 3.6%	4 / 2.1%	3 / 1.5%
Mean / Median Ratio of Sales:	95.43% / 93.77%	95.43% / 93.77%	93.86% / 92.93%	97.52% / 100.39%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	96%	96%	99%	92%
Average 'Days On Market':	67	67	59	78

Qualified Conventional

Count / Pct of Sales:	7 / 3.6%	7 / 3.6%	4 / 2.1%	3 / 1.5%
Mean / Median Ratio of Sales:	95.43% / 93.77%	95.43% / 93.77%	93.86% / 92.93%	97.52% / 100.39%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	2 / 1.0%	2 / 1.0%	2 / 1.0%	/
Mean / Median Ratio of Sales:	112.41% / 112.41%	112.41% / 112.41%	112.41% / 112.41%	% / %
Average 'Days On Market':	4	4	4	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$643,070	Average Current Yr Appr Val: \$604,120	Prev to Curr Pct Change: -6.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0543 TOWN WEST #01 EGM 796 21 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	18 / 2.3%	17 / 2.1%	14 / 1.8%	4 / 0.5%
Mean / Median Ratio of Sales:	99.89% / 99.83%	99.82% / 99.6%	99.29% / 99.49%	102% / 100.59%
Count of Properties Listed:	18	17	14	4
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	22	20	13	53

Qualified Conventional

Count / Pct of Sales:	18 / 2.3%	17 / 2.1%	14 / 1.8%	4 / 0.5%
Mean / Median Ratio of Sales:	99.89% / 99.83%	99.82% / 99.6%	99.29% / 99.49%	102% / 100.59%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	3 / 0.4%	3 / 0.4%	2 / 0.3%	1 / 0.1%
Mean / Median Ratio of Sales:	110.83% / 112.57%	110.83% / 112.57%	118.38% / 118.38%	95.74% / 95.74%
Average 'Days On Market':	31	31		31

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$337,225

Average Current Yr Appr Val: \$338,160

Prev to Curr Pct Change: 0.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0550	PARK FOREST	JRP	1732	52	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	46 / 2.7%	43 / 2.5%	32 / 1.8%	14 / 0.8%	
Mean / Median Ratio of Sales:	99.98% / 100.05%	99.79% / 100.06%	99.19% / 99%	101.79% / 100.79%	
Count of Properties Listed:	46	43	32	14	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	35	29	24	60	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	46 / 2.7%	43 / 2.5%	32 / 1.8%	14 / 0.8%	
Mean / Median Ratio of Sales:	99.98% / 100.05%	99.79% / 100.06%	99.19% / 99%	101.79% / 100.79%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	6 / 0.3%	6 / 0.3%	4 / 0.2%	2 / 0.1%	
Mean / Median Ratio of Sales:	135.44% / 134.39%	135.44% / 134.39%	135.51% / 134.39%	135.3% / 135.3%	
Average 'Days On Market':	18	18	7	40	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 0	4 / 0	3 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.17% / 0.00%	0.23% / 0.00%	0.17% / 0.00%	0.06% / 0.00%	

Average Previous Yr Appr Val: \$327,546 Average Current Yr Appr Val: \$343,097 Prev to Curr Pct Change: 4.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0559 PARKER ROAD ESTATES WEST #1E CLP 1011 34 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	30 / 3.0%	30 / 3.0%	26 / 2.6%	4 / 0.4%
Mean / Median Ratio of Sales:	100.36% / 99.75%	100.36% / 99.75%	100.84% / 100.47%	97.3% / 98.63%
Count of Properties Listed:	30	30	26	4
Ratio of SalePrice / ListPrice:	98%	98%	98%	100%
Average 'Days On Market':	20	20	22	9

Qualified Conventional

Count / Pct of Sales:	30 / 3.0%	30 / 3.0%	26 / 2.6%	4 / 0.4%
Mean / Median Ratio of Sales:	100.36% / 99.75%	100.36% / 99.75%	100.84% / 100.47%	97.3% / 98.63%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	4 / 0.4%	4 / 0.4%	4 / 0.4%	/
Mean / Median Ratio of Sales:	124.87% / 124.68%	124.87% / 124.68%	124.87% / 124.68%	% / %
Average 'Days On Market':	14	14	14	

Foreclosures

Count of 'Posted' / 'Struck Off':	5 / 0	5 / 0	3 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.49% / 0.00%	0.49% / 0.00%	0.30% / 0.00%	0.20% / 0.00%

Average Previous Yr Appr Val: \$417,028

Average Current Yr Appr Val: \$442,656

Prev to Curr Pct Change: 6.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0596	HIGHLAND NO, PRESTONDALE	CLW	244	12	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	12 / 4.9%	12 / 4.9%	8 / 3.3%	4 / 1.6%	
Mean / Median Ratio of Sales:	97.98% / 97.39%	97.98% / 97.39%	97.85% / 97.21%	98.23% / 98.76%	
Count of Properties Listed:	12	12	8	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	37	37	36	39	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	12 / 4.9%	12 / 4.9%	8 / 3.3%	4 / 1.6%	
Mean / Median Ratio of Sales:	97.98% / 97.39%	97.98% / 97.39%	97.85% / 97.21%	98.23% / 98.76%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$426,011 Average Current Yr Appr Val: \$465,803 Prev to Curr Pct Change: 9.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0597-A	WBC MARKET AREA CUSTOM ESTATE HOMES	EJG	87	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	2 / 2.3%	1 / 1.1%	
Mean / Median Ratio of Sales:	97.19% / 97.08%	97.19% / 97.08%	93.12% / 93.12%	105.35% / 105.35%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	100%	100%	102%	98%	
Average 'Days On Market':	5	5	5	5	
Qualified Conventional					
Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	2 / 2.3%	1 / 1.1%	
Mean / Median Ratio of Sales:	97.19% / 97.08%	97.19% / 97.08%	93.12% / 93.12%	105.35% / 105.35%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$4,136,596

Average Current Yr Appr Val: \$4,370,325

Prev to Curr Pct Change: 5.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0597-B	WBC MARKET AREA CUSTOM HOMES	EJG	79	6	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 7.6%	5 / 6.3%	3 / 3.8%	3 / 3.8%	
Mean / Median Ratio of Sales:	98.65% / 102.03%	99.29% / 104.44%	106.92% / 106.61%	90.38% / 95.47%	
Count of Properties Listed:	6	5	3	3	
Ratio of SalePrice / ListPrice:	98%	99%	102%	95%	
Average 'Days On Market':	53	22	3	103	
Qualified Conventional					
Count / Pct of Sales:	6 / 7.6%	5 / 6.3%	3 / 3.8%	3 / 3.8%	
Mean / Median Ratio of Sales:	98.65% / 102.03%	99.29% / 104.44%	106.92% / 106.61%	90.38% / 95.47%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,507,426
 Average Current Yr Appr Val: \$2,744,355
 Prev to Curr Pct Change: 9.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0598	STEEPLECHASE #1,2R	CLW	197	7	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 3.6%	7 / 3.6%	4 / 2.0%	3 / 1.5%	
Mean / Median Ratio of Sales:	99.25% / 98.91%	99.25% / 98.91%	99.32% / 99.07%	99.16% / 98.91%	
Count of Properties Listed:	7	7	4	3	
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%	
Average 'Days On Market':	16	16	22	7	
Qualified Conventional					
Count / Pct of Sales:	7 / 3.6%	7 / 3.6%	4 / 2.0%	3 / 1.5%	
Mean / Median Ratio of Sales:	99.25% / 98.91%	99.25% / 98.91%	99.32% / 99.07%	99.16% / 98.91%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$758,784 Average Current Yr Appr Val: \$764,739 Prev to Curr Pct Change: 0.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0613	PRESTON TRAILS FAIRWAY	STN	126	7	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 4.8%	6 / 4.8%	3 / 2.4%	3 / 2.4%	
Mean / Median Ratio of Sales:	95.09% / 97.69%	95.09% / 97.69%	97.51% / 99.86%	92.66% / 95.51%	
Count of Properties Listed:	6	6	3	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	62	62	83	41	
Qualified Conventional					
Count / Pct of Sales:	6 / 4.8%	6 / 4.8%	3 / 2.4%	3 / 2.4%	
Mean / Median Ratio of Sales:	95.09% / 97.69%	95.09% / 97.69%	97.51% / 99.86%	92.66% / 95.51%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.8%	1 / 0.8%	/	1 / 0.8%	
Mean / Median Ratio of Sales:	113.08% / 113.08%	113.08% / 113.08%	% / %	113.08% / 113.08%	
Average 'Days On Market':	70	70		70	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$789,519 Average Current Yr Appr Val: \$782,195 Prev to Curr Pct Change: -0.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0614 PRESTON HIGHLANDS 4,5 & NORTH STN 266 6 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 1.9%	4 / 1.5%	3 / 1.1%	2 / 0.8%
Mean / Median Ratio of Sales:	101.08% / 100%	101.34% / 99.61%	97.86% / 99.06%	105.89% / 105.89%
Count of Properties Listed:	5	4	3	2
Ratio of SalePrice / ListPrice:	101%	102%	103%	98%
Average 'Days On Market':	34	17	2	82

Qualified Conventional

Count / Pct of Sales:	5 / 1.9%	4 / 1.5%	3 / 1.1%	2 / 0.8%
Mean / Median Ratio of Sales:	101.08% / 100%	101.34% / 99.61%	97.86% / 99.06%	105.89% / 105.89%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	/	1 / 0.4%
Mean / Median Ratio of Sales:	115.17% / 115.17%	115.17% / 115.17%	% / %	115.17% / 115.17%
Average 'Days On Market':	7	7		7

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$624,427

Average Current Yr Appr Val: \$721,245

Prev to Curr Pct Change: 15.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0617 CREEKSIDE KER 362 22 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	20 / 5.5%	19 / 5.2%	8 / 2.2%	12 / 3.3%
Mean / Median Ratio of Sales:	99.14% / 98.9%	98.97% / 98.56%	98.59% / 97.13%	99.51% / 99.78%
Count of Properties Listed:	20	19	8	12
Ratio of SalePrice / ListPrice:	97%	97%	96%	97%
Average 'Days On Market':	52	53	71	40

Qualified Conventional

Count / Pct of Sales:	20 / 5.5%	19 / 5.2%	8 / 2.2%	12 / 3.3%
Mean / Median Ratio of Sales:	99.14% / 98.9%	98.97% / 98.56%	98.59% / 97.13%	99.51% / 99.78%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	2 / 0.6%	2 / 0.6%	/	2 / 0.6%
Mean / Median Ratio of Sales:	109.43% / 109.43%	109.43% / 109.43%	% / %	109.43% / 109.43%
Average 'Days On Market':	29	29		29

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	3 / 2	3 / 2	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.55% / 0.00%	0.83% / 0.55%	0.83% / 0.55%	0.00% / 0.00%

Average Previous Yr Appr Val: \$472,019

Average Current Yr Appr Val: \$452,677

Prev to Curr Pct Change: -4.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0630	COUNTRY RIDGE	KAB	222	10	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 4.5%	10 / 4.5%	5 / 2.3%	5 / 2.3%	
Mean / Median Ratio of Sales:	98.69% / 98.83%	98.69% / 98.83%	98.04% / 97.63%	99.33% / 100.03%	
Count of Properties Listed:	10	10	5	5	
Ratio of SalePrice / ListPrice:	96%	96%	96%	97%	
Average 'Days On Market':	75	75	85	64	
Qualified Conventional					
Count / Pct of Sales:	10 / 4.5%	10 / 4.5%	5 / 2.3%	5 / 2.3%	
Mean / Median Ratio of Sales:	98.69% / 98.83%	98.69% / 98.83%	98.04% / 97.63%	99.33% / 100.03%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$828,070 Average Current Yr Appr Val: \$885,474 Prev to Curr Pct Change: 6.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0647 **SPRINGWOOD CREEK CONDOS** **EGM** **123** **10** **8%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 7.3%	9 / 7.3%	6 / 4.9%	3 / 2.4%
Mean / Median Ratio of Sales:	99.04% / 99.95%	99.04% / 99.95%	98.73% / 99.78%	99.68% / 102.17%
Count of Properties Listed:	9	9	6	3
Ratio of SalePrice / ListPrice:	97%	97%	98%	95%
Average 'Days On Market':	25	25	14	45

Qualified Conventional

Count / Pct of Sales:	9 / 7.3%	9 / 7.3%	6 / 4.9%	3 / 2.4%
Mean / Median Ratio of Sales:	99.04% / 99.95%	99.04% / 99.95%	98.73% / 99.78%	99.68% / 102.17%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	1 / 0.8%	1 / 0.8%	1 / 0.8%	/
Mean / Median Ratio of Sales:	113.88% / 113.88%	113.88% / 113.88%	113.88% / 113.88%	% / %
Average 'Days On Market':	31	31	31	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$214,043

Average Current Yr Appr Val: \$189,778

Prev to Curr Pct Change: -11.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0652 RED BUD ESTATES #1,2, ROSE GARDEN,RUSSWOOD ACRES MKN 168 3 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.8%	3 / 1.8%	3 / 1.8%	/
Mean / Median Ratio of Sales:	111.24% / 104.56%	111.24% / 104.56%	111.24% / 104.56%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	15	15	15	

Qualified Conventional

Count / Pct of Sales:	3 / 1.8%	3 / 1.8%	3 / 1.8%	/
Mean / Median Ratio of Sales:	111.24% / 104.56%	111.24% / 104.56%	111.24% / 104.56%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$561,422

Average Current Yr Appr Val: \$607,469

Prev to Curr Pct Change: 8.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0676	TOWNBLUFF CONDOS	LEM	79	3	4%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	3 / 3.8%		3 / 3.8%		3 / 3.8%		/	
Mean / Median Ratio of Sales:	101.84%	/ 100%	101.84%	/ 100%	101.84%	/ 100%	% /	%
Count of Properties Listed:	3		3		3			
Ratio of SalePrice / ListPrice:	100%		100%		100%		%	
Average 'Days On Market':	31		31		31			
<u>Qualified Conventional</u>								
Count / Pct of Sales:	3 / 3.8%		3 / 3.8%		3 / 3.8%		/	
Mean / Median Ratio of Sales:	101.84%	/ 100%	101.84%	/ 100%	101.84%	/ 100%	% /	%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$211,685

Average Current Yr Appr Val: \$230,215

Prev to Curr Pct Change: 8.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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Notice RAD Report

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0683	LAVON RANCHETTES	SDH	212	1	0%

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.5%	1 / 0.5%	1 / 0.5%	/
Mean / Median Ratio of Sales:	85.84% / 85.84%	85.84% / 85.84%	85.84% / 85.84%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	40	40	40	

Qualified Conventional

Count / Pct of Sales:	1 / 0.5%	1 / 0.5%	1 / 0.5%	/
Mean / Median Ratio of Sales:	85.84% / 85.84%	85.84% / 85.84%	85.84% / 85.84%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$347,483	Average Current Yr Appr Val: \$332,282	Prev to Curr Pct Change: -4.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0706A BILTMORE SWIM & RACQ LARGE CLP 374 13 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 3.2%	12 / 3.2%	9 / 2.4%	3 / 0.8%
Mean / Median Ratio of Sales:	99.38% / 100.16%	99.38% / 100.16%	100.08% / 101.28%	97.28% / 97.02%
Count of Properties Listed:	12	12	9	3
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	31	31	37	11

Qualified Conventional

Count / Pct of Sales:	12 / 3.2%	12 / 3.2%	9 / 2.4%	3 / 0.8%
Mean / Median Ratio of Sales:	99.38% / 100.16%	99.38% / 100.16%	100.08% / 101.28%	97.28% / 97.02%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/
Mean / Median Ratio of Sales:	144.35% / 144.35%	144.35% / 144.35%	144.35% / 144.35%	% / %
Average 'Days On Market':	2	2	2	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$480,678

Average Current Yr Appr Val: \$461,257

Prev to Curr Pct Change: -4.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0706B	BILTMORE SWIM & RACQ ZERO LOT	CLP	347	12	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 2.6%	9 / 2.6%	6 / 1.7%	3 / 0.9%	
Mean / Median Ratio of Sales:	99.65% / 99.65%	99.65% / 99.65%	98.36% / 98.01%	102.23% / 100.61%	
Count of Properties Listed:	9	9	6	3	
Ratio of SalePrice / ListPrice:	100%	100%	102%	97%	
Average 'Days On Market':	22	22	5	57	
Qualified Conventional					
Count / Pct of Sales:	9 / 2.6%	9 / 2.6%	6 / 1.7%	3 / 0.9%	
Mean / Median Ratio of Sales:	99.65% / 99.65%	99.65% / 99.65%	98.36% / 98.01%	102.23% / 100.61%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	3 / 0.9%	3 / 0.9%	1 / 0.3%	2 / 0.6%	
Mean / Median Ratio of Sales:	115.1% / 112.96%	115.1% / 112.96%	111.93% / 111.93%	116.68% / 116.68%	
Average 'Days On Market':	19	19	4	27	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$352,790 Average Current Yr Appr Val: \$376,998 Prev to Curr Pct Change: 6.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0724B BEAVER CREEK ESTATES #01 (BRICK HOMES) SDH 94 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.1%	2 / 2.1%	1 / 1.1%	1 / 1.1%
Mean / Median Ratio of Sales:	98.4% / 98.4%	98.4% / 98.4%	102.25% / 102.25%	94.55% / 94.55%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	97%	97%	99%	95%
Average 'Days On Market':	58	58	3	114

Qualified Conventional

Count / Pct of Sales:	2 / 2.1%	2 / 2.1%	1 / 1.1%	1 / 1.1%
Mean / Median Ratio of Sales:	98.4% / 98.4%	98.4% / 98.4%	102.25% / 102.25%	94.55% / 94.55%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	2 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	4.26% / 0.00%	4.26% / 0.00%	2.13% / 0.00%	2.13% / 0.00%

Average Previous Yr Appr Val: \$625,587

Average Current Yr Appr Val: \$609,796

Prev to Curr Pct Change: -2.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0729

BUCKINGHAM POLO CLUB EST

CEC

2

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$284,123

Average Current Yr Appr Val: \$319,845

Prev to Curr Pct Change: 12.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0737	COUNTRY ROAD	SDH	268	4	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 1.1%	2 / 0.7%	/	3 / 1.1%	
Mean / Median Ratio of Sales:	104.4% / 100.03%	99.27% / 99.27%	% / %	104.4% / 100.03%	
Count of Properties Listed:	3	2		3	
Ratio of SalePrice / ListPrice:	96%	95%	%	96%	
Average 'Days On Market':	116	112		116	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 1.1%	2 / 0.7%	/	3 / 1.1%	
Mean / Median Ratio of Sales:	104.4% / 100.03%	99.27% / 99.27%	% / %	104.4% / 100.03%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/	
Mean / Median Ratio of Sales:	151.07% / 151.07%	151.07% / 151.07%	151.07% / 151.07%	% / %	
Average 'Days On Market':	9	9	9		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 0	2 / 0	1 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.12% / 0.00%	0.75% / 0.00%	0.37% / 0.00%	0.75% / 0.00%	

Average Previous Yr Appr Val: \$362,761

Average Current Yr Appr Val: \$325,858

Prev to Curr Pct Change: -10.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0739	CUSTER CREEK FARMS #1	KMG	79	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.5%	2 / 2.5%	1 / 1.3%	1 / 1.3%	
Mean / Median Ratio of Sales:	99.26% / 99.26%	99.26% / 99.26%	98.42% / 98.42%	100.11% / 100.11%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	96%	96%	94%	97%	
Average 'Days On Market':	53	53	29	77	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.5%	2 / 2.5%	1 / 1.3%	1 / 1.3%	
Mean / Median Ratio of Sales:	99.26% / 99.26%	99.26% / 99.26%	98.42% / 98.42%	100.11% / 100.11%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,654,161

Average Current Yr Appr Val: \$1,353,532

Prev to Curr Pct Change: -18.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0739C SFR CUSTOM HOMES ON ACREAGE KMG 36 2 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 5.6%	2 / 5.6%	1 / 2.8%	1 / 2.8%
Mean / Median Ratio of Sales:	100.13% / 100.13%	100.13% / 100.13%	100.85% / 100.85%	99.4% / 99.4%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	91%	91%	96%	86%
Average 'Days On Market':	41	41	23	60

Qualified Conventional

Count / Pct of Sales:	2 / 5.6%	2 / 5.6%	1 / 2.8%	1 / 2.8%
Mean / Median Ratio of Sales:	100.13% / 100.13%	100.13% / 100.13%	100.85% / 100.85%	99.4% / 99.4%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$2,086,814

Average Current Yr Appr Val: \$2,352,446

Prev to Curr Pct Change: 12.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0744 LA CALDWELLS RANCHETTE ESTS LAK 75 2 3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	2 / 2.7%	/
Mean / Median Ratio of Sales:	99.32% / 99.32%	99.32% / 99.32%	99.32% / 99.32%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	102%	102%	102%	%
Average 'Days On Market':	4	4	4	

Qualified Conventional

Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	2 / 2.7%	/
Mean / Median Ratio of Sales:	99.32% / 99.32%	99.32% / 99.32%	99.32% / 99.32%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$710,328

Average Current Yr Appr Val: \$624,829

Prev to Curr Pct Change: -12.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0752	GREEN MEADOWS 1 2 3,ROCK CREEK,FOREST GROVE EST	JKF	332	12	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	12 / 3.6%	11 / 3.3%	9 / 2.7%	3 / 0.9%	
Mean / Median Ratio of Sales:	107.49% / 106.43%	106.24% / 105.54%	106.78% / 105.54%	109.61% / 107.33%	
Count of Properties Listed:	12	11	9	3	
Ratio of SalePrice / ListPrice:	100%	100%	100%	98%	
Average 'Days On Market':	47	38	35	83	
Qualified Conventional					
Count / Pct of Sales:	12 / 3.6%	11 / 3.3%	9 / 2.7%	3 / 0.9%	
Mean / Median Ratio of Sales:	107.49% / 106.43%	106.24% / 105.54%	106.78% / 105.54%	109.61% / 107.33%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$839,541 Average Current Yr Appr Val: \$951,913 Prev to Curr Pct Change: 13.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0804	PRESTONVIEW, RAEWOOD AND BRADFORD FARMS	DMR	151	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	1 / 0.7%	2 / 1.3%	
Mean / Median Ratio of Sales:	99.5% / 99.64%	99.5% / 99.64%	103.02% / 103.02%	97.74% / 97.74%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	48	48	50	47	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	1 / 0.7%	2 / 1.3%	
Mean / Median Ratio of Sales:	99.5% / 99.64%	99.5% / 99.64%	103.02% / 103.02%	97.74% / 97.74%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$793,832 Average Current Yr Appr Val: \$735,424 Prev to Curr Pct Change: -7.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0805	QUAIL CREEK/DOVE CREEK	JKF	86	3	3%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 3.5%	3 / 3.5%	2 / 2.3%	1 / 1.2%	
Mean / Median Ratio of Sales:	101.65% / 99.54%	101.65% / 99.54%	99.29% / 99.29%	106.38% / 106.38%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	92%	92%	94%	88%	
Average 'Days On Market':	51	51	40	73	
Qualified Conventional					
Count / Pct of Sales:	3 / 3.5%	3 / 3.5%	2 / 2.3%	1 / 1.2%	
Mean / Median Ratio of Sales:	101.65% / 99.54%	101.65% / 99.54%	99.29% / 99.29%	106.38% / 106.38%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$592,958
 Average Current Yr Appr Val: \$535,298
 Prev to Curr Pct Change: -9.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0810	RIVER OAKS	GSO	82	2	2%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		2 / 2.4%	2 / 2.4%	/	2 / 2.4%
Mean / Median Ratio of Sales:		99.8% / 99.8%	99.8% / 99.8%	% / %	99.8% / 99.8%
Count of Properties Listed:		2	2		2
Ratio of SalePrice / ListPrice:		98%	98%	%	98%
Average 'Days On Market':		45	45		45
<u>Qualified Conventional</u>					
Count / Pct of Sales:		2 / 2.4%	2 / 2.4%	/	2 / 2.4%
Mean / Median Ratio of Sales:		99.8% / 99.8%	99.8% / 99.8%	% / %	99.8% / 99.8%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$932,761 Average Current Yr Appr Val: \$1,075,437 Prev to Curr Pct Change: 15.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0810CUST RIVER OAKS & BRIDLEGATE GSO 59 1 2%

Mkt Cd: Blue Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	1 / 1.7%	/
Mean / Median Ratio of Sales:	100.58% / 100.58%	100.58% / 100.58%	100.58% / 100.58%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	90%	90%	90%	%
Average 'Days On Market':	51	51	51	

Qualified Conventional

Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	1 / 1.7%	/
Mean / Median Ratio of Sales:	100.58% / 100.58%	100.58% / 100.58%	100.58% / 100.58%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.69% / 0.00%	1.69% / 0.00%	0.00% / 0.00%	1.69% / 0.00%

Average Previous Yr Appr Val: \$1,654,511

Average Current Yr Appr Val: \$1,540,170

Prev to Curr Pct Change: -6.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0815

RUSTIC RIDGESETTLERS CREEK 1,2CREEK RIDGEOAK C

SLW

324

10

3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	10 / 3.1%	10 / 3.1%	8 / 2.5%	2 / 0.6%
Mean / Median Ratio of Sales:	101.05% / 101.11%	101.05% / 101.11%	99.17% / 101.11%	108.57% / 108.57%
Count of Properties Listed:	10	10	8	2
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	64	64	68	50

Qualified Conventional

Count / Pct of Sales:	10 / 3.1%	10 / 3.1%	8 / 2.5%	2 / 0.6%
Mean / Median Ratio of Sales:	101.05% / 101.11%	101.05% / 101.11%	99.17% / 101.11%	108.57% / 108.57%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.62% / 0.00%	0.62% / 0.00%	0.62% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$463,823

Average Current Yr Appr Val: \$443,513

Prev to Curr Pct Change: -4.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0816	SABLE HILL ESTATES	AKJ	152	9	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 5.9%	9 / 5.9%	5 / 3.3%	4 / 2.6%	
Mean / Median Ratio of Sales:	99.24% / 100.03%	99.24% / 100.03%	100.35% / 100.07%	97.85% / 98.88%	
Count of Properties Listed:	9	9	5	4	
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%	
Average 'Days On Market':	21	21	25	17	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 5.9%	9 / 5.9%	5 / 3.3%	4 / 2.6%	
Mean / Median Ratio of Sales:	99.24% / 100.03%	99.24% / 100.03%	100.35% / 100.07%	97.85% / 98.88%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.32% / 0.00%	1.32% / 0.00%	0.66% / 0.00%	0.66% / 0.00%	

Average Previous Yr Appr Val: \$334,331 Average Current Yr Appr Val: \$321,659 Prev to Curr Pct Change: -3.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0817	SHAMROCK PARK	IRS	16		
Mkt Cd:					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$51,767 Average Current Yr Appr Val: \$61,867 Prev to Curr Pct Change: 19.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0826

STONEBRIAR CREEK

KDB

74

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$3,088,799

Average Current Yr Appr Val: \$3,167,864

Prev to Curr Pct Change: 2.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0839	WESTWOOD PARK	DNB	144	2	1%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.4%	2 / 1.4%	1 / 0.7%	1 / 0.7%	
Mean / Median Ratio of Sales:	98.84% / 98.84%	98.84% / 98.84%	102.5% / 102.5%	95.18% / 95.18%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	7	7	8	6	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.4%	2 / 1.4%	1 / 0.7%	1 / 0.7%	
Mean / Median Ratio of Sales:	98.84% / 98.84%	98.84% / 98.84%	102.5% / 102.5%	95.18% / 95.18%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.39% / 0.00%	0.69% / 0.00%	0.69% / 0.00%	0.69% / 0.00%	

Average Previous Yr Appr Val: \$408,010
 Average Current Yr Appr Val: \$465,308
 Prev to Curr Pct Change: 14.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$953,894

Average Current Yr Appr Val: \$863,587

Prev to Curr Pct Change: -9.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0911 MCKINNEY HEIGHTS #1,2 LAK 309 9 3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 2.3%	7 / 2.3%	5 / 1.6%	2 / 0.6%
Mean / Median Ratio of Sales:	99.15% / 99.88%	99.15% / 99.88%	101.49% / 100.79%	93.3% / 93.3%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	30	30	29	31

Qualified Conventional

Count / Pct of Sales:	7 / 2.3%	7 / 2.3%	5 / 1.6%	2 / 0.6%
Mean / Median Ratio of Sales:	99.15% / 99.88%	99.15% / 99.88%	101.49% / 100.79%	93.3% / 93.3%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	2 / 0.6%	2 / 0.6%	2 / 0.6%	/
Mean / Median Ratio of Sales:	105.08% / 105.08%	105.08% / 105.08%	105.08% / 105.08%	% / %
Average 'Days On Market':	11	11	11	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$383,977

Average Current Yr Appr Val: \$355,042

Prev to Curr Pct Change: -7.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0921 NORTHWOOD PARK #01 DNB 191 9 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 4.7%	9 / 4.7%	8 / 4.2%	1 / 0.5%
Mean / Median Ratio of Sales:	102.82% / 100.11%	102.82% / 100.11%	102.22% / 100.02%	107.63% / 107.63%
Count of Properties Listed:	9	9	8	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%
Average 'Days On Market':	28	28	24	62

Qualified Conventional

Count / Pct of Sales:	9 / 4.7%	9 / 4.7%	8 / 4.2%	1 / 0.5%
Mean / Median Ratio of Sales:	102.82% / 100.11%	102.82% / 100.11%	102.22% / 100.02%	107.63% / 107.63%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$366,468

Average Current Yr Appr Val: \$380,503

Prev to Curr Pct Change: 3.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0947	JW EVANS & EVE ST ADD	VLH	29	2	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 6.9%	2 / 6.9%	2 / 6.9%	/	
Mean / Median Ratio of Sales:	99.93% / 99.93%	99.93% / 99.93%	99.93% / 99.93%	% / %	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	74	74	74		
Qualified Conventional					
Count / Pct of Sales:	2 / 6.9%	2 / 6.9%	2 / 6.9%	/	
Mean / Median Ratio of Sales:	99.93% / 99.93%	99.93% / 99.93%	99.93% / 99.93%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$328,810 Average Current Yr Appr Val: \$341,535 Prev to Curr Pct Change: 3.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0949

ABST 949

VLH

10

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

%

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

Average Previous Yr Appr Val: \$56,864

Average Current Yr Appr Val: \$75,320

Prev to Curr Pct Change: 32.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0972

BRYANTS #1, #2

KAB

9

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$182,585

Average Current Yr Appr Val: \$192,572

Prev to Curr Pct Change: 5.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0986 CRESTVIEW KMG 291 7 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 2.4%	7 / 2.4%	6 / 2.1%	1 / 0.3%
Mean / Median Ratio of Sales:	100.37% / 99.92%	100.37% / 99.92%	100.44% / 100.32%	99.92% / 99.92%
Count of Properties Listed:	7	7	6	1
Ratio of SalePrice / ListPrice:	96%	96%	96%	97%
Average 'Days On Market':	16	16	10	49

Qualified Conventional

Count / Pct of Sales:	7 / 2.4%	7 / 2.4%	6 / 2.1%	1 / 0.3%
Mean / Median Ratio of Sales:	100.37% / 99.92%	100.37% / 99.92%	100.44% / 100.32%	99.92% / 99.92%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$387,494

Average Current Yr Appr Val: \$430,236

Prev to Curr Pct Change: 11.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N0993 PRESTON MANOR,GOLDEN GATE KMG 247 8 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 3.2%	7 / 2.8%	4 / 1.6%	4 / 1.6%
Mean / Median Ratio of Sales:	107.52% / 102.25%	107.73% / 101.77%	104.88% / 99.26%	110.15% / 103.9%
Count of Properties Listed:	8	7	4	4
Ratio of SalePrice / ListPrice:	94%	94%	92%	97%
Average 'Days On Market':	12	11	10	14

Qualified Conventional

Count / Pct of Sales:	8 / 3.2%	7 / 2.8%	4 / 1.6%	4 / 1.6%
Mean / Median Ratio of Sales:	107.52% / 102.25%	107.73% / 101.77%	104.88% / 99.26%	110.15% / 103.9%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$361,745

Average Current Yr Appr Val: \$355,792

Prev to Curr Pct Change: -1.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N0993D	PRESTON AREA DUPLEX IN CFR	KMG	266	3	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 1.1%	2 / 0.8%	/	3 / 1.1%	
Mean / Median Ratio of Sales:	101.55% / 99.04%	107.28% / 107.28%	% / %	101.55% / 99.04%	
Count of Properties Listed:	3	2		3	
Ratio of SalePrice / ListPrice:	96%	98%	%	96%	
Average 'Days On Market':	14	9		14	
Qualified Conventional					
Count / Pct of Sales:	3 / 1.1%	2 / 0.8%	/	3 / 1.1%	
Mean / Median Ratio of Sales:	101.55% / 99.04%	107.28% / 107.28%	% / %	101.55% / 99.04%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$331,837 Average Current Yr Appr Val: \$372,488 Prev to Curr Pct Change: 12.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1000	CFR ACREAGE DOWNTOWN AREA	KMG	127	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.6%	2 / 1.6%	1 / 0.8%	1 / 0.8%	
Mean / Median Ratio of Sales:	99.1% / 99.1%	99.1% / 99.1%	92.86% / 92.86%	105.34% / 105.34%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	96%	100%	
Average 'Days On Market':	5	5	10	0	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.6%	2 / 1.6%	1 / 0.8%	1 / 0.8%	
Mean / Median Ratio of Sales:	99.1% / 99.1%	99.1% / 99.1%	92.86% / 92.86%	105.34% / 105.34%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$948,968 Average Current Yr Appr Val: \$1,033,812 Prev to Curr Pct Change: 8.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10045L	STARCREEK #4 LARGE	AKY	34	3	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 8.8%	3 / 8.8%	2 / 5.9%	1 / 2.9%	
Mean / Median Ratio of Sales:	97.28% / 97.94%	97.28% / 97.94%	99.02% / 99.02%	93.78% / 93.78%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	97%	97%	101%	90%	
Average 'Days On Market':	6	6	7	5	
Qualified Conventional					
Count / Pct of Sales:	3 / 8.8%	3 / 8.8%	2 / 5.9%	1 / 2.9%	
Mean / Median Ratio of Sales:	97.28% / 97.94%	97.28% / 97.94%	99.02% / 99.02%	93.78% / 93.78%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$829,315 Average Current Yr Appr Val: \$828,453 Prev to Curr Pct Change: -0.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10060 HEATHERWOOD #3 A,B,C & #4 JEV 378 13 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	13 / 3.4%	13 / 3.4%	6 / 1.6%	7 / 1.9%
Mean / Median Ratio of Sales:	100.12% / 99.78%	100.12% / 99.78%	101.56% / 100.97%	98.88% / 97.55%
Count of Properties Listed:	13	13	6	7
Ratio of SalePrice / ListPrice:	96%	96%	96%	97%
Average 'Days On Market':	28	28	21	33

Qualified Conventional

Count / Pct of Sales:	13 / 3.4%	13 / 3.4%	6 / 1.6%	7 / 1.9%
Mean / Median Ratio of Sales:	100.12% / 99.78%	100.12% / 99.78%	101.56% / 100.97%	98.88% / 97.55%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$532,189

Average Current Yr Appr Val: \$544,503

Prev to Curr Pct Change: 2.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10067	WATERFORD PARKS #6A, 6B & 7	AKY	202	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 3.0%	6 / 3.0%	4 / 2.0%	2 / 1.0%	
Mean / Median Ratio of Sales:	96.88% / 97.26%	96.88% / 97.26%	97.6% / 98.65%	95.43% / 95.43%	
Count of Properties Listed:	6	6	4	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	46	46	54	32	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 3.0%	6 / 3.0%	4 / 2.0%	2 / 1.0%	
Mean / Median Ratio of Sales:	96.88% / 97.26%	96.88% / 97.26%	97.6% / 98.65%	95.43% / 95.43%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$657,034 Average Current Yr Appr Val: \$662,224 Prev to Curr Pct Change: 0.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10151 FALL CREEK PH 1,2 AKY 117 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	2 / 1.7%	/
Mean / Median Ratio of Sales:	99.05% / 99.05%	99.05% / 99.05%	99.05% / 99.05%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	4	4	4	

Qualified Conventional

Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	2 / 1.7%	/
Mean / Median Ratio of Sales:	99.05% / 99.05%	99.05% / 99.05%	99.05% / 99.05%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$825,062

Average Current Yr Appr Val: \$888,879

Prev to Curr Pct Change: 7.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10159	CREEKSIDE #5, #9	JKF	64	3	5%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 4.7%	3 / 4.7%	2 / 3.1%	1 / 1.6%	
Mean / Median Ratio of Sales:	100.52% / 100.06%	100.52% / 100.06%	100.75% / 100.75%	100.06% / 100.06%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	97%	97%	96%	99%	
Average 'Days On Market':	17	17	18	16	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 4.7%	3 / 4.7%	2 / 3.1%	1 / 1.6%	
Mean / Median Ratio of Sales:	100.52% / 100.06%	100.52% / 100.06%	100.75% / 100.75%	100.06% / 100.06%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$598,959
 Average Current Yr Appr Val: \$603,208
 Prev to Curr Pct Change: 0.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10160 CRESTVIEW AT PROSPER 1 & 2 KAB 78 5 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 6.4%	5 / 6.4%	3 / 3.8%	2 / 2.6%
Mean / Median Ratio of Sales:	94.82% / 99.38%	94.82% / 99.38%	99.39% / 99.38%	87.96% / 87.96%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	62	62	58	67

Qualified Conventional

Count / Pct of Sales:	5 / 6.4%	5 / 6.4%	3 / 3.8%	2 / 2.6%
Mean / Median Ratio of Sales:	94.82% / 99.38%	94.82% / 99.38%	99.39% / 99.38%	87.96% / 87.96%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.28% / 0.00%	1.28% / 0.00%	1.28% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$942,995

Average Current Yr Appr Val: \$888,744

Prev to Curr Pct Change: -5.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10163	MIRAMONTE #1A&1C	SLW	114	6	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 5.3%	6 / 5.3%	4 / 3.5%	2 / 1.8%	
Mean / Median Ratio of Sales:	99.51% / 99.75%	99.51% / 99.75%	97.86% / 96.75%	102.81% / 102.81%	
Count of Properties Listed:	6	6	4	2	
Ratio of SalePrice / ListPrice:	101%	101%	102%	100%	
Average 'Days On Market':	20	20	12	36	
Qualified Conventional					
Count / Pct of Sales:	6 / 5.3%	6 / 5.3%	4 / 3.5%	2 / 1.8%	
Mean / Median Ratio of Sales:	99.51% / 99.75%	99.51% / 99.75%	97.86% / 96.75%	102.81% / 102.81%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	3 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	2.63% / 0.00%	2.63% / 0.00%	2.63% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$680,090 Average Current Yr Appr Val: \$753,106 Prev to Curr Pct Change: 10.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10176

VILLAS OF ANDALU, MEDINA VILLAS

CLS

47

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% / %

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% / %

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% / %

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

Average Previous Yr Appr Val: \$984,092

Average Current Yr Appr Val: \$947,494

Prev to Curr Pct Change: -3.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10182	HAWK RIDGE	KAB	45	3	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 6.7%	3 / 6.7%	2 / 4.4%	1 / 2.2%	
Mean / Median Ratio of Sales:	98.67% / 100.34%	98.67% / 100.34%	97.64% / 97.64%	100.75% / 100.75%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	88	88	72	121	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 6.7%	3 / 6.7%	2 / 4.4%	1 / 2.2%	
Mean / Median Ratio of Sales:	98.67% / 100.34%	98.67% / 100.34%	97.64% / 97.64%	100.75% / 100.75%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$543,399
 Average Current Yr Appr Val: \$548,380
 Prev to Curr Pct Change: 0.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10188	ARBORS AT WILLOW BAY #2 & 3	SLW	407	7	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 1.7%	7 / 1.7%	4 / 1.0%	3 / 0.7%	
Mean / Median Ratio of Sales:	100.23% / 100.06%	100.23% / 100.06%	100.1% / 99.77%	100.41% / 100.06%	
Count of Properties Listed:	7	7	4	3	
Ratio of SalePrice / ListPrice:	99%	99%	101%	96%	
Average 'Days On Market':	30	30	9	59	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 1.7%	7 / 1.7%	4 / 1.0%	3 / 0.7%	
Mean / Median Ratio of Sales:	100.23% / 100.06%	100.23% / 100.06%	100.1% / 99.77%	100.41% / 100.06%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$800,049
 Average Current Yr Appr Val: \$828,739
 Prev to Curr Pct Change: 3.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10189-PAT	PATIO HOMESRETREAT AT CRAIG RANCH	EGM	131	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 3.1%	4 / 3.1%	3 / 2.3%	1 / 0.8%	
Mean / Median Ratio of Sales:	101.17% / 100.33%	101.17% / 100.33%	99.97% / 95.88%	104.78% / 104.78%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%	
Average 'Days On Market':	26	26	11	71	
Qualified Conventional					
Count / Pct of Sales:	4 / 3.1%	4 / 3.1%	3 / 2.3%	1 / 0.8%	
Mean / Median Ratio of Sales:	101.17% / 100.33%	101.17% / 100.33%	99.97% / 95.88%	104.78% / 104.78%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$481,476 Average Current Yr Appr Val: \$498,300 Prev to Curr Pct Change: 3.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1019	LAVON HWY OLDER BV	CLP	142	5	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 3.5%	5 / 3.5%	/	5 / 3.5%	
Mean / Median Ratio of Sales:	103.34% / 100.11%	103.34% / 100.11%	% / %	103.34% / 100.11%	
Count of Properties Listed:	5	5		5	
Ratio of SalePrice / ListPrice:	94%	94%	%	94%	
Average 'Days On Market':	61	61		61	
Qualified Conventional					
Count / Pct of Sales:	5 / 3.5%	5 / 3.5%	/	5 / 3.5%	
Mean / Median Ratio of Sales:	103.34% / 100.11%	103.34% / 100.11%	% / %	103.34% / 100.11%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.41% / 0.00%	1.41% / 0.00%	0.70% / 0.00%	0.70% / 0.00%	

Average Previous Yr Appr Val: \$464,394

Average Current Yr Appr Val: \$350,315

Prev to Curr Pct Change: -24.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10208 PARKWAY HEIGHTS 1 & 2 DMR 173 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.2%	2 / 1.2%	/	2 / 1.2%
Mean / Median Ratio of Sales:	99.87% / 99.87%	99.87% / 99.87%	% / %	99.87% / 99.87%
Count of Properties Listed:	2	2		2
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	100	100		100

Qualified Conventional

Count / Pct of Sales:	2 / 1.2%	2 / 1.2%	/	2 / 1.2%
Mean / Median Ratio of Sales:	99.87% / 99.87%	99.87% / 99.87%	% / %	99.87% / 99.87%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.6%	1 / 0.6%	1 / 0.6%	/
Mean / Median Ratio of Sales:	97.13% / 97.13%	97.13% / 97.13%	97.13% / 97.13%	% / %
Average 'Days On Market':	31	31	31	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$716,396

Average Current Yr Appr Val: \$755,627

Prev to Curr Pct Change: 5.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10212 CUMBERLAND CROSSING PH 4,5 AKY 83 4 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.8%	4 / 4.8%	4 / 4.8%	/
Mean / Median Ratio of Sales:	100.31% / 99.79%	100.31% / 99.79%	100.31% / 99.79%	% / %
Count of Properties Listed:	4	4	4	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	47	47	47	

Qualified Conventional

Count / Pct of Sales:	4 / 4.8%	4 / 4.8%	4 / 4.8%	/
Mean / Median Ratio of Sales:	100.31% / 99.79%	100.31% / 99.79%	100.31% / 99.79%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$899,506

Average Current Yr Appr Val: \$916,910

Prev to Curr Pct Change: 1.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10214 PRESTWYCK/PARCEL 17041710B MKN 581 26 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	25 / 4.3%	25 / 4.3%	22 / 3.8%	3 / 0.5%
Mean / Median Ratio of Sales:	101.36% / 99.97%	101.36% / 99.97%	98.73% / 99.78%	120.58% / 119.8%
Count of Properties Listed:	25	25	22	3
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%
Average 'Days On Market':	35	35	23	121

Qualified Conventional

Count / Pct of Sales:	25 / 4.3%	25 / 4.3%	22 / 3.8%	3 / 0.5%
Mean / Median Ratio of Sales:	101.36% / 99.97%	101.36% / 99.97%	98.73% / 99.78%	120.58% / 119.8%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	/	1 / 0.2%
Mean / Median Ratio of Sales:	107.02% / 107.02%	107.02% / 107.02%	% / %	107.02% / 107.02%
Average 'Days On Market':	22	22		22

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.34% / 0.00%	0.34% / 0.00%	0.34% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$626,198

Average Current Yr Appr Val: \$622,885

Prev to Curr Pct Change: -0.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10215	RICHWOODS GLEN & MEADOWS	KMG	821	6	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 0.7%	6 / 0.7%	3 / 0.4%	3 / 0.4%	
Mean / Median Ratio of Sales:	99.97% / 99.72%	99.97% / 99.72%	100.83% / 100.63%	99.11% / 98.81%	
Count of Properties Listed:	6	6	3	3	
Ratio of SalePrice / ListPrice:	95%	95%	91%	99%	
Average 'Days On Market':	26	26	43	8	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 0.7%	6 / 0.7%	3 / 0.4%	3 / 0.4%	
Mean / Median Ratio of Sales:	99.97% / 99.72%	99.97% / 99.72%	100.83% / 100.63%	99.11% / 98.81%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	2 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.37% / 0.00%	0.37% / 0.00%	0.24% / 0.00%	0.12% / 0.00%	

Average Previous Yr Appr Val: \$1,308,705

Average Current Yr Appr Val: \$1,259,804

Prev to Curr Pct Change: -3.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10216 RICHWOODS PLACE, CORNERS & CROSSING KMG 626 3 0%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 0.5%	3 / 0.5%	1 / 0.2%	2 / 0.3%
Mean / Median Ratio of Sales:	100.29% / 102.27%	100.29% / 102.27%	102.29% / 102.29%	99.29% / 99.29%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	15	15	5	21

Qualified Conventional

Count / Pct of Sales:	3 / 0.5%	3 / 0.5%	1 / 0.2%	2 / 0.3%
Mean / Median Ratio of Sales:	100.29% / 102.27%	100.29% / 102.27%	102.29% / 102.29%	99.29% / 99.29%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.16% / 0.00%	0.16% / 0.00%	0.00% / 0.00%	0.16% / 0.00%

Average Previous Yr Appr Val: \$997,735

Average Current Yr Appr Val: \$961,066

Prev to Curr Pct Change: -3.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1023

CELINAORIGINAL DONATION

SEL

8

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$128,889

Average Current Yr Appr Val: \$154,224

Prev to Curr Pct Change: 19.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10238	STINSON HIGHLAND #1 & #2	RAC	85	3	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.5%	3 / 3.5%	3 / 3.5%	/	
Mean / Median Ratio of Sales:	98.15% / 100.66%	98.15% / 100.66%	98.15% / 100.66%	% /	%
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	96%	96%	96%		%
Average 'Days On Market':	84	84	84		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.5%	3 / 3.5%	3 / 3.5%	/	
Mean / Median Ratio of Sales:	98.15% / 100.66%	98.15% / 100.66%	98.15% / 100.66%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,072,572

Average Current Yr Appr Val: \$980,937

Prev to Curr Pct Change: -8.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1023D

CELINA DUPLEX

SEL

22

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$375,070

Average Current Yr Appr Val: \$374,208

Prev to Curr Pct Change: -0.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10251	HEIGHTS AT WESTRIDGE 47	MKN	353	3	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 0.8%	3 / 0.8%	3 / 0.8%	/	
Mean / Median Ratio of Sales:	96.54% / 98.33%	96.54% / 98.33%	96.54% / 98.33%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	27	27	27		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 0.8%	3 / 0.8%	3 / 0.8%	/	
Mean / Median Ratio of Sales:	96.54% / 98.33%	96.54% / 98.33%	96.54% / 98.33%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$641,530 Average Current Yr Appr Val: \$613,631 Prev to Curr Pct Change: -4.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10255	STONE HOLLOW	SBR	496	8	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 1.6%	8 / 1.6%	8 / 1.6%	/	
Mean / Median Ratio of Sales:	99.91% / 100.22%	99.91% / 100.22%	99.91% / 100.22%	% /	%
Count of Properties Listed:	8	8	8		
Ratio of SalePrice / ListPrice:	99%	99%	99%		%
Average 'Days On Market':	38	38	38		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 1.6%	8 / 1.6%	8 / 1.6%	/	
Mean / Median Ratio of Sales:	99.91% / 100.22%	99.91% / 100.22%	99.91% / 100.22%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 0	2 / 0	1 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.60% / 0.00%	0.40% / 0.00%	0.20% / 0.00%	0.40% / 0.00%	

Average Previous Yr Appr Val: \$739,983
 Average Current Yr Appr Val: \$747,508
 Prev to Curr Pct Change: 1.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10263 RIDGEVIEW AT PANTHER CREEK #13 SLW 358 2 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 0.6%	2 / 0.6%	2 / 0.6%	/
Mean / Median Ratio of Sales:	99.72% / 99.72%	99.72% / 99.72%	99.72% / 99.72%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	22	22	22	

Qualified Conventional

Count / Pct of Sales:	2 / 0.6%	2 / 0.6%	2 / 0.6%	/
Mean / Median Ratio of Sales:	99.72% / 99.72%	99.72% / 99.72%	99.72% / 99.72%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.28% / 0.00%	0.28% / 0.00%	0.28% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$809,821

Average Current Yr Appr Val: \$801,180

Prev to Curr Pct Change: -1.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10264	CROSSING AT LAWLER PARK 1,2,3A,3B	KMG	199	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 2.5%	5 / 2.5%	3 / 1.5%	2 / 1.0%	
Mean / Median Ratio of Sales:	97.65% / 96.39%	97.65% / 96.39%	94.36% / 94.79%	102.57% / 102.57%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%	
Average 'Days On Market':	55	55	68	36	
Qualified Conventional					
Count / Pct of Sales:	5 / 2.5%	5 / 2.5%	3 / 1.5%	2 / 1.0%	
Mean / Median Ratio of Sales:	97.65% / 96.39%	97.65% / 96.39%	94.36% / 94.79%	102.57% / 102.57%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,120,731
 Average Current Yr Appr Val: \$1,084,531
 Prev to Curr Pct Change: -3.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10265 ARBOR AT LAWLER PARK 1, 2 KMG 145 1 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:	99.94% / 99.94%	99.94% / 99.94%	99.94% / 99.94%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	55	55	55	

Qualified Conventional

Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:	99.94% / 99.94%	99.94% / 99.94%	99.94% / 99.94%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$919,574

Average Current Yr Appr Val: \$930,486

Prev to Curr Pct Change: 1.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1029	MCILROY	SEL	118	5	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 3.4%	4 / 3.4%	3 / 2.5%	1 / 0.8%	
Mean / Median Ratio of Sales:	97.44% / 97.9%	97.44% / 97.9%	95.31% / 96.51%	103.8% / 103.8%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	39	39	41	34	
Qualified Conventional					
Count / Pct of Sales:	4 / 3.4%	4 / 3.4%	3 / 2.5%	1 / 0.8%	
Mean / Median Ratio of Sales:	97.44% / 97.9%	97.44% / 97.9%	95.31% / 96.51%	103.8% / 103.8%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.8%	1 / 0.8%	1 / 0.8%	/	
Mean / Median Ratio of Sales:	153.7% / 153.7%	153.7% / 153.7%	153.7% / 153.7%	% / %	
Average 'Days On Market':	22	22	22		
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$408,887

Average Current Yr Appr Val: \$400,287

Prev to Curr Pct Change: -2.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10291 CREEKSIDE AT RIDGEVIEW 1,2 AKY 104 3 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.9%	3 / 2.9%	3 / 2.9%	/
Mean / Median Ratio of Sales:	99.63% / 100.18%	99.63% / 100.18%	99.63% / 100.18%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	20	20	20	

Qualified Conventional

Count / Pct of Sales:	3 / 2.9%	3 / 2.9%	3 / 2.9%	/
Mean / Median Ratio of Sales:	99.63% / 100.18%	99.63% / 100.18%	99.63% / 100.18%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$796,313

Average Current Yr Appr Val: \$826,845

Prev to Curr Pct Change: 3.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10293 VILLAGE PARK NORTH #2A & 2B SBR 110 3 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.7%	3 / 2.7%	3 / 2.7%	/
Mean / Median Ratio of Sales:	98.38% / 99.62%	98.38% / 99.62%	98.38% / 99.62%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	102%	102%	102%	%
Average 'Days On Market':	5	5	5	

Qualified Conventional

Count / Pct of Sales:	3 / 2.7%	3 / 2.7%	3 / 2.7%	/
Mean / Median Ratio of Sales:	98.38% / 99.62%	98.38% / 99.62%	98.38% / 99.62%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$795,011

Average Current Yr Appr Val: \$784,748

Prev to Curr Pct Change: -1.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10308 **THE LANDINGS #12** **AKY** **232** **11** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 4.7%	11 / 4.7%	6 / 2.6%	5 / 2.2%
Mean / Median Ratio of Sales:	96.96% / 97.8%	96.96% / 97.8%	97.23% / 96.87%	96.64% / 97.86%
Count of Properties Listed:	11	11	6	5
Ratio of SalePrice / ListPrice:	100%	100%	101%	98%
Average 'Days On Market':	24	24	19	31

Qualified Conventional

Count / Pct of Sales:	11 / 4.7%	11 / 4.7%	6 / 2.6%	5 / 2.2%
Mean / Median Ratio of Sales:	96.96% / 97.8%	96.96% / 97.8%	97.23% / 96.87%	96.64% / 97.86%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.43% / 0.00%	0.86% / 0.00%	0.86% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$818,652

Average Current Yr Appr Val: \$823,601

Prev to Curr Pct Change: 0.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10338 NORTH CREEK EST/ MEADOWS KAB 917 29 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	29 / 3.2%	28 / 3.1%	21 / 2.3%	8 / 0.9%
Mean / Median Ratio of Sales:	100.28% / 100.87%	100.06% / 100.87%	100.14% / 100.87%	100.65% / 99.86%
Count of Properties Listed:	28	27	20	8
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	42	43	39	51

Qualified Conventional

Count / Pct of Sales:	29 / 3.2%	28 / 3.1%	21 / 2.3%	8 / 0.9%
Mean / Median Ratio of Sales:	100.28% / 100.87%	100.06% / 100.87%	100.14% / 100.87%	100.65% / 99.86%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	2 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.44% / 0.00%	0.44% / 0.00%	0.22% / 0.00%	0.22% / 0.00%

Average Previous Yr Appr Val: \$466,985

Average Current Yr Appr Val: \$471,477

Prev to Curr Pct Change: 0.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1035	COLLINWOOD ACRES NORTH/FOX GLEN	JKF	101	4	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 4.0%	4 / 4.0%	3 / 3.0%	1 / 1.0%	
Mean / Median Ratio of Sales:	96.88% / 96.96%	96.88% / 96.96%	95.39% / 92.58%	101.35% / 101.35%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	94%	94%	98%	86%	
Average 'Days On Market':	99	99	4	289	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 4.0%	4 / 4.0%	3 / 3.0%	1 / 1.0%	
Mean / Median Ratio of Sales:	96.88% / 96.96%	96.88% / 96.96%	95.39% / 92.58%	101.35% / 101.35%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$973,659
 Average Current Yr Appr Val: \$899,989
 Prev to Curr Pct Change: -7.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10362	STONEBRYCK MANOR 1, 2	DNB	75	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	/	1 / 1.3%	
Mean / Median Ratio of Sales:	100.08% / 100.08%	100.08% / 100.08%	% / %	100.08% / 100.08%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	95 %	95 %	%	95 %	
Average 'Days On Market':	124	124		124	
Qualified Conventional					
Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	/	1 / 1.3%	
Mean / Median Ratio of Sales:	100.08% / 100.08%	100.08% / 100.08%	% / %	100.08% / 100.08%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$722,646
 Average Current Yr Appr Val: \$710,478
 Prev to Curr Pct Change: -1.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10366	WYNN RIDGE EST 1, 1B, 2 & 3	LEM	238	9	4%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	9 / 3.8%		9 / 3.8%		5 / 2.1%		4 / 1.7%	
Mean / Median Ratio of Sales:	94.99% / 96.57%		94.99% / 96.57%		92.33% / 89.57%		98.32% / 98.35%	
Count of Properties Listed:	9		9		5		4	
Ratio of SalePrice / ListPrice:	99%		99%		99%		99%	
Average 'Days On Market':	59		59		61		56	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	9 / 3.8%		9 / 3.8%		5 / 2.1%		4 / 1.7%	
Mean / Median Ratio of Sales:	94.99% / 96.57%		94.99% / 96.57%		92.33% / 89.57%		98.32% / 98.35%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$839,243

Average Current Yr Appr Val: \$772,655

Prev to Curr Pct Change: -7.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10376	VILLAGES OF STONELAKE 2B/3	SLW	191	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 1.6%	3 / 1.6%	3 / 1.6%	/	
Mean / Median Ratio of Sales:	97.17% / 99.51%	97.17% / 99.51%	97.17% / 99.51%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	9	9	9		
Qualified Conventional					
Count / Pct of Sales:	3 / 1.6%	3 / 1.6%	3 / 1.6%	/	
Mean / Median Ratio of Sales:	97.17% / 99.51%	97.17% / 99.51%	97.17% / 99.51%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$949,556 Average Current Yr Appr Val: \$967,240 Prev to Curr Pct Change: 1.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10377	KREYMER EST #1,2, 3 & 4	SDH	272	13	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	13 / 4.8%	12 / 4.4%	10 / 3.7%	3 / 1.1%	
Mean / Median Ratio of Sales:	100.61% / 99.99%	100.41% / 99.58%	99.28% / 99.16%	105.05% / 105.03%	
Count of Properties Listed:	13	12	10	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	44	43	37	68	
Qualified Conventional					
Count / Pct of Sales:	13 / 4.8%	12 / 4.4%	10 / 3.7%	3 / 1.1%	
Mean / Median Ratio of Sales:	100.61% / 99.99%	100.41% / 99.58%	99.28% / 99.16%	105.05% / 105.03%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$523,505
 Average Current Yr Appr Val: \$521,504
 Prev to Curr Pct Change: -0.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1038 MONTECITO 1,2 COUNTRY CLUB GSO 132 4 3%

Mkt Cd: Green Nbhd **Prior YTD Sales Study** **Prior Year Sales Study** **1st 3Qtrs Sales Study** **Jan 1 Bracket Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.0%	3 / 2.3%	/	4 / 3.0%
Mean / Median Ratio of Sales:	99.83% / 99.29%	99.94% / 99.09%	% / %	99.83% / 99.29%
Count of Properties Listed:	4	3		4
Ratio of SalePrice / ListPrice:	92%	90%	%	92%
Average 'Days On Market':	88	113		88

Qualified Conventional

Count / Pct of Sales:	4 / 3.0%	3 / 2.3%	/	4 / 3.0%
Mean / Median Ratio of Sales:	99.83% / 99.29%	99.94% / 99.09%	% / %	99.83% / 99.29%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$934,636 Average Current Yr Appr Val: \$852,880 Prev to Curr Pct Change: -8.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10387

RICHWOODS HOLLOW

KMG

229

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$862,480

Average Current Yr Appr Val: \$867,889

Prev to Curr Pct Change: 0.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10395 **FOSSIL CREEK AT WESTRIDGE #14** **MKN** **478** **20** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	20 / 4.2%	19 / 4.0%	14 / 2.9%	6 / 1.3%
Mean / Median Ratio of Sales:	99.32% / 99.37%	99.12% / 99.3%	98.38% / 98.31%	101.52% / 102.05%
Count of Properties Listed:	20	19	14	6
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	33	34	24	55

Qualified Conventional

Count / Pct of Sales:	20 / 4.2%	19 / 4.0%	14 / 2.9%	6 / 1.3%
Mean / Median Ratio of Sales:	99.32% / 99.37%	99.12% / 99.3%	98.38% / 98.31%	101.52% / 102.05%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$445,644

Average Current Yr Appr Val: \$447,821

Prev to Curr Pct Change: 0.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10402	LIGHT FARMS, PHS 1, GRAHAM	KAB	480	23	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	23 / 4.8%	22 / 4.6%	18 / 3.8%	5 / 1.0%	
Mean / Median Ratio of Sales:	97.06% / 97.32%	96.58% / 96.77%	96.82% / 96.77%	97.96% / 97.95%	
Count of Properties Listed:	23	22	18	5	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	38	33	25	88	
Qualified Conventional					
Count / Pct of Sales:	23 / 4.8%	22 / 4.6%	18 / 3.8%	5 / 1.0%	
Mean / Median Ratio of Sales:	97.06% / 97.32%	96.58% / 96.77%	96.82% / 96.77%	97.96% / 97.95%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.42% / 0.00%	0.42% / 0.00%	0.21% / 0.00%	0.21% / 0.00%	

Average Previous Yr Appr Val: \$679,438 Average Current Yr Appr Val: \$675,950 Prev to Curr Pct Change: -0.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10408	WEST PARK EST/HAGGARD EST PH 2	CLS	212	2	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 0.9%	2 / 0.9%	1 / 0.5%	1 / 0.5%	
Mean / Median Ratio of Sales:	100.38% / 100.38%	100.38% / 100.38%	96.51% / 96.51%	104.26% / 104.26%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	102%	93%	
Average 'Days On Market':	50	50	0	100	
Qualified Conventional					
Count / Pct of Sales:	2 / 0.9%	2 / 0.9%	1 / 0.5%	1 / 0.5%	
Mean / Median Ratio of Sales:	100.38% / 100.38%	100.38% / 100.38%	96.51% / 96.51%	104.26% / 104.26%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$773,531 Average Current Yr Appr Val: \$817,388 Prev to Curr Pct Change: 5.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1041	FAIRVIEW FARMS & BLUE GRASS, WELLINGTON	GSO	120	5	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 4.2%	4 / 3.3%	2 / 1.7%	3 / 2.5%	
Mean / Median Ratio of Sales:	102.32% / 101.36%	102.56% / 101.8%	98.32% / 98.32%	104.99% / 104.37%	
Count of Properties Listed:	5	4	2	3	
Ratio of SalePrice / ListPrice:	95%	94%	94%	96%	
Average 'Days On Market':	109	78	54	147	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 4.2%	4 / 3.3%	2 / 1.7%	3 / 2.5%	
Mean / Median Ratio of Sales:	102.32% / 101.36%	102.56% / 101.8%	98.32% / 98.32%	104.99% / 104.37%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,076,381

Average Current Yr Appr Val: \$1,072,245

Prev to Curr Pct Change: -0.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10425	BELMONT & STEEPLECHASE	JKF	50	2	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 4.0%	2 / 4.0%	2 / 4.0%	/	
Mean / Median Ratio of Sales:	99.31% / 99.31%	99.31% / 99.31%	99.31% / 99.31%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	39	39	39		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 4.0%	2 / 4.0%	2 / 4.0%	/	
Mean / Median Ratio of Sales:	99.31% / 99.31%	99.31% / 99.31%	99.31% / 99.31%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$922,002 Average Current Yr Appr Val: \$985,285 Prev to Curr Pct Change: 6.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10435	CARTER RANCH 5A & 5B	SDH	141	5	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 3.5%	5 / 3.5%	2 / 1.4%	3 / 2.1%	
Mean / Median Ratio of Sales:	98.9% / 99.98%	98.9% / 99.98%	95.95% / 95.95%	100.86% / 100.67%	
Count of Properties Listed:	5	5	2	3	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	63	63	57	67	
Qualified Conventional					
Count / Pct of Sales:	5 / 3.5%	5 / 3.5%	2 / 1.4%	3 / 2.1%	
Mean / Median Ratio of Sales:	98.9% / 99.98%	98.9% / 99.98%	95.95% / 95.95%	100.86% / 100.67%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.42% / 0.00%	1.42% / 0.00%	0.71% / 0.00%	0.71% / 0.00%	

Average Previous Yr Appr Val: \$387,349 Average Current Yr Appr Val: \$382,924 Prev to Curr Pct Change: -1.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10447 VILLAS OF PECAN CREEK PHASE 1 & 2 JRP 100 9 9%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 9.0%	8 / 8.0%	4 / 4.0%	5 / 5.0%
Mean / Median Ratio of Sales:	100.63% / 99.5%	100.01% / 99.39%	99.58% / 99.39%	101.47% / 100.73%
Count of Properties Listed:	9	8	4	5
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	34	32	25	41

Qualified Conventional

Count / Pct of Sales:	9 / 9.0%	8 / 8.0%	4 / 4.0%	5 / 5.0%
Mean / Median Ratio of Sales:	100.63% / 99.5%	100.01% / 99.39%	99.58% / 99.39%	101.47% / 100.73%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$614,694

Average Current Yr Appr Val: \$649,992

Prev to Curr Pct Change: 5.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10451 CYPRESS MEADOWS 1,2 AKY 286 5 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 1.7%	5 / 1.7%	4 / 1.4%	1 / 0.3%
Mean / Median Ratio of Sales:	100.29% / 101.75%	100.29% / 101.75%	99.6% / 99.52%	103.02% / 103.02%
Count of Properties Listed:	5	5	4	1
Ratio of SalePrice / ListPrice:	98%	98%	99%	95%
Average 'Days On Market':	50	50	58	19

Qualified Conventional

Count / Pct of Sales:	5 / 1.7%	5 / 1.7%	4 / 1.4%	1 / 0.3%
Mean / Median Ratio of Sales:	100.29% / 101.75%	100.29% / 101.75%	99.6% / 99.52%	103.02% / 103.02%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$884,635

Average Current Yr Appr Val: \$898,799

Prev to Curr Pct Change: 1.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10471	ABBEY CROSSING 1A,1B,2,3	DNB	296	10	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 3.4%	10 / 3.4%	4 / 1.4%	6 / 2.0%	
Mean / Median Ratio of Sales:	98.73% / 95.93%	98.73% / 95.93%	95.07% / 95.28%	101.17% / 100.23%	
Count of Properties Listed:	10	10	4	6	
Ratio of SalePrice / ListPrice:	97%	97%	99%	97%	
Average 'Days On Market':	36	36	30	41	
Qualified Conventional					
Count / Pct of Sales:	10 / 3.4%	10 / 3.4%	4 / 1.4%	6 / 2.0%	
Mean / Median Ratio of Sales:	98.73% / 95.93%	98.73% / 95.93%	95.07% / 95.28%	101.17% / 100.23%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	0 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.68% / 0.00%	0.68% / 0.00%	0.00% / 0.00%	0.68% / 0.00%	

Average Previous Yr Appr Val: \$309,682 Average Current Yr Appr Val: \$297,686 Prev to Curr Pct Change: -3.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10471 2ST ABBEY CROSSING TWO STORY DNB 105 7 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 6.7%	7 / 6.7%	5 / 4.8%	2 / 1.9%
Mean / Median Ratio of Sales:	103.42% / 100.17%	103.42% / 100.17%	99.4% / 99.65%	113.48% / 113.48%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	69	69	55	104

Qualified Conventional

Count / Pct of Sales:	7 / 6.7%	7 / 6.7%	5 / 4.8%	2 / 1.9%
Mean / Median Ratio of Sales:	103.42% / 100.17%	103.42% / 100.17%	99.4% / 99.65%	113.48% / 113.48%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$362,021

Average Current Yr Appr Val: \$362,515

Prev to Curr Pct Change: 0.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10477	KENSINGTON & LIBERTY PLACE AT STONEBRIDGE	LEM	99	2	2%
Mkt Cd:					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10501	KING'S CROSSING PH 1-5	RAC	175	7	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 4.0%	7 / 4.0%	5 / 2.9%	2 / 1.1%	
Mean / Median Ratio of Sales:	100.77% / 100.14%	100.77% / 100.14%	100.22% / 100.14%	102.15% / 102.15%	
Count of Properties Listed:	7	7	5	2	
Ratio of SalePrice / ListPrice:	94%	94%	94%	95%	
Average 'Days On Market':	102	102	92	128	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 4.0%	7 / 4.0%	5 / 2.9%	2 / 1.1%	
Mean / Median Ratio of Sales:	100.77% / 100.14%	100.77% / 100.14%	100.22% / 100.14%	102.15% / 102.15%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,477,086

Average Current Yr Appr Val: \$1,519,679

Prev to Curr Pct Change: 2.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10522 LIGHT FARMS MAYDELLE PHASE 1 KAB 98 4 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.1%	4 / 4.1%	3 / 3.1%	1 / 1.0%
Mean / Median Ratio of Sales:	105.58% / 99.84%	105.58% / 99.84%	108.61% / 100.46%	96.49% / 96.49%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	100%
Average 'Days On Market':	15	15	18	6

Qualified Conventional

Count / Pct of Sales:	4 / 4.1%	4 / 4.1%	3 / 3.1%	1 / 1.0%
Mean / Median Ratio of Sales:	105.58% / 99.84%	105.58% / 99.84%	108.61% / 100.46%	96.49% / 96.49%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,066,578

Average Current Yr Appr Val: \$1,272,001

Prev to Curr Pct Change: 19.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10525	GENTLE CREEK PH 3 & 8, IN GC AREA	KLC	108	6	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 5.6%	5 / 4.6%	4 / 3.7%	2 / 1.9%	
Mean / Median Ratio of Sales:	102.09% / 100.42%	102.08% / 98.67%	100.51% / 98.33%	105.25% / 105.25%	
Count of Properties Listed:	6	5	4	2	
Ratio of SalePrice / ListPrice:	99%	98%	98%	100%	
Average 'Days On Market':	73	29	35	150	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 5.6%	5 / 4.6%	4 / 3.7%	2 / 1.9%	
Mean / Median Ratio of Sales:	102.09% / 100.42%	102.08% / 98.67%	100.51% / 98.33%	105.25% / 105.25%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$966,202 Average Current Yr Appr Val: \$1,023,477 Prev to Curr Pct Change: 5.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10526 OAK HOLLOW ESTATES 6,6A NSH 233 6 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 2.6%	6 / 2.6%	5 / 2.1%	1 / 0.4%
Mean / Median Ratio of Sales:	100.3% / 100.01%	100.3% / 100.01%	100.45% / 100.19%	99.57% / 99.57%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	97%
Average 'Days On Market':	29	29	33	8

Qualified Conventional

Count / Pct of Sales:	6 / 2.6%	6 / 2.6%	5 / 2.1%	1 / 0.4%
Mean / Median Ratio of Sales:	100.3% / 100.01%	100.3% / 100.01%	100.45% / 100.19%	99.57% / 99.57%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$314,105

Average Current Yr Appr Val: \$324,891

Prev to Curr Pct Change: 3.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10529 BROCKDALE EST 1-4 GSO 207 9 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 4.3%	9 / 4.3%	7 / 3.4%	2 / 1.0%
Mean / Median Ratio of Sales:	101.14% / 100.06%	101.14% / 100.06%	101.89% / 100.12%	98.51% / 98.51%
Count of Properties Listed:	9	9	7	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	32	32	35	23

Qualified Conventional

Count / Pct of Sales:	9 / 4.3%	9 / 4.3%	7 / 3.4%	2 / 1.0%
Mean / Median Ratio of Sales:	101.14% / 100.06%	101.14% / 100.06%	101.89% / 100.12%	98.51% / 98.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,109,720

Average Current Yr Appr Val: \$1,205,281

Prev to Curr Pct Change: 8.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10532 HUDSON HEIGHTS 1 & 2 DMR 104 2 2%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	2 / 1.9%	/
Mean / Median Ratio of Sales:	99.35% / 99.35%	99.35% / 99.35%	99.35% / 99.35%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	4	4	4	

Qualified Conventional

Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	2 / 1.9%	/
Mean / Median Ratio of Sales:	99.35% / 99.35%	99.35% / 99.35%	99.35% / 99.35%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$663,115

Average Current Yr Appr Val: \$703,574

Prev to Curr Pct Change: 6.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10545	TRINITY FALLS 1,1A,2,2B,& 21A	LAK	534	25	5%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	25 / 4.7%	23 / 4.3%	18 / 3.4%	7 / 1.3%
Mean / Median Ratio of Sales:	100.98% / 98.93%	100.4% / 98.44%	97.76% / 96.21%	109.23% / 109.1%
Count of Properties Listed:	25	23	18	7
Ratio of SalePrice / ListPrice:	99%	99%	99%	97%
Average 'Days On Market':	57	46	23	145
<u>Qualified Conventional</u>				
Count / Pct of Sales:	25 / 4.7%	23 / 4.3%	18 / 3.4%	7 / 1.3%
Mean / Median Ratio of Sales:	100.98% / 98.93%	100.4% / 98.44%	97.76% / 96.21%	109.23% / 109.1%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$579,081	Average Current Yr Appr Val: \$589,090	Prev to Curr Pct Change:	1.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10608 LIGHT FARMS, THE GRANGE 2C,3 KAB 171 8 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 4.7%	7 / 4.1%	2 / 1.2%	6 / 3.5%
Mean / Median Ratio of Sales:	95.66% / 96.33%	95.63% / 96.74%	80.75% / 80.75%	100.63% / 98.58%
Count of Properties Listed:	8	7	2	6
Ratio of SalePrice / ListPrice:	96%	96%	100%	94%
Average 'Days On Market':	67	71	35	77

Qualified Conventional

Count / Pct of Sales:	8 / 4.7%	7 / 4.1%	2 / 1.2%	6 / 3.5%
Mean / Median Ratio of Sales:	95.66% / 96.33%	95.63% / 96.74%	80.75% / 80.75%	100.63% / 98.58%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$955,711

Average Current Yr Appr Val: \$1,028,775

Prev to Curr Pct Change: 7.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10610	TANNER'S MILL 1A, 1B, 1C & 1D	KAB	314	14	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	14 / 4.5%	14 / 4.5%	9 / 2.9%	5 / 1.6%	
Mean / Median Ratio of Sales:	99.93% / 100.12%	99.93% / 100.12%	100.23% / 102.37%	99.38% / 99.75%	
Count of Properties Listed:	14	14	9	5	
Ratio of SalePrice / ListPrice:	97%	97%	99%	94%	
Average 'Days On Market':	65	65	66	63	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	14 / 4.5%	14 / 4.5%	9 / 2.9%	5 / 1.6%	
Mean / Median Ratio of Sales:	99.93% / 100.12%	99.93% / 100.12%	100.23% / 102.37%	99.38% / 99.75%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$864,934 Average Current Yr Appr Val: \$846,767 Prev to Curr Pct Change: -2.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10623	LIBERTY 3A, 3B, 4, 6	KAB	517	12	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	12 / 2.3%	11 / 2.1%	8 / 1.5%	4 / 0.8%	
Mean / Median Ratio of Sales:	100.2% / 99.24%	99.89% / 97.3%	99% / 97.22%	102.61% / 103.74%	
Count of Properties Listed:	12	11	8	4	
Ratio of SalePrice / ListPrice:	99%	98%	98%	99%	
Average 'Days On Market':	51	55	49	55	
Qualified Conventional					
Count / Pct of Sales:	12 / 2.3%	11 / 2.1%	8 / 1.5%	4 / 0.8%	
Mean / Median Ratio of Sales:	100.2% / 99.24%	99.89% / 97.3%	99% / 97.22%	102.61% / 103.74%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.39% / 0.00%	0.19% / 0.00%	0.19% / 0.00%	0.19% / 0.00%	

Average Previous Yr Appr Val: \$522,119
 Average Current Yr Appr Val: \$517,751
 Prev to Curr Pct Change: -0.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10626

ALANIS CROSSING 1 & 2

SDH

95

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

Average Previous Yr Appr Val: \$768,826

Average Current Yr Appr Val: \$740,995

Prev to Curr Pct Change: -3.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10628	BARCELONA #1,2	EGM	320	8	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 2.5%	8 / 2.5%	6 / 1.9%	2 / 0.6%	
Mean / Median Ratio of Sales:	99.4% / 99.68%	99.4% / 99.68%	99.26% / 99.68%	99.84% / 99.84%	
Count of Properties Listed:	8	8	6	2	
Ratio of SalePrice / ListPrice:	100%	100%	101%	99%	
Average 'Days On Market':	37	37	25	74	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 2.5%	8 / 2.5%	6 / 1.9%	2 / 0.6%	
Mean / Median Ratio of Sales:	99.4% / 99.68%	99.4% / 99.68%	99.26% / 99.68%	99.84% / 99.84%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$698,758

Average Current Yr Appr Val: \$722,384

Prev to Curr Pct Change: 3.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10639	VILLAGE AT TWIN CREEKS PH 1&2	AKY	240	11	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	11 / 4.6%	11 / 4.6%	11 / 4.6%	/	
Mean / Median Ratio of Sales:	96.85% / 98.02%	96.85% / 98.02%	96.85% / 98.02%	% / %	
Count of Properties Listed:	11	11	11		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	24	24	24		
Qualified Conventional					
Count / Pct of Sales:	11 / 4.6%	11 / 4.6%	11 / 4.6%	/	
Mean / Median Ratio of Sales:	96.85% / 98.02%	96.85% / 98.02%	96.85% / 98.02%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$629,101
 Average Current Yr Appr Val: \$628,603
 Prev to Curr Pct Change: -0.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10641	FAIRWAYS AT CRAIG RANCH#1,2A,2B,TOUR	EGM	145	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.1%	2 / 1.4%	1 / 0.7%	2 / 1.4%	
Mean / Median Ratio of Sales:	101.46% / 99.73%	97.64% / 97.64%	95.55% / 95.55%	104.41% / 104.41%	
Count of Properties Listed:	3	2	1	2	
Ratio of SalePrice / ListPrice:	97%	98%	99%	95%	
Average 'Days On Market':	59	16	4	87	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.1%	2 / 1.4%	1 / 0.7%	2 / 1.4%	
Mean / Median Ratio of Sales:	101.46% / 99.73%	97.64% / 97.64%	95.55% / 95.55%	104.41% / 104.41%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$674,019 Average Current Yr Appr Val: \$722,988 Prev to Curr Pct Change: 7.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10655	INSPIRATION 1A1, 1A2, 2A, 5A1	SDH	232	15	6%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	15 / 6.5%	14 / 6.0%	9 / 3.9%	6 / 2.6%
Mean / Median Ratio of Sales:	99.76% / 99.74%	100.17% / 100.52%	99.76% / 99.74%	99.76% / 100.34%
Count of Properties Listed:	14	13	9	5
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	66	69	79	43

Qualified Conventional

Count / Pct of Sales:	15 / 6.5%	14 / 6.0%	9 / 3.9%	6 / 2.6%
Mean / Median Ratio of Sales:	99.76% / 99.74%	100.17% / 100.52%	99.76% / 99.74%	99.76% / 100.34%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.43% / 0.00%	0.43% / 0.00%	0.00% / 0.00%	0.43% / 0.00%

Average Previous Yr Appr Val: \$537,598

Average Current Yr Appr Val: \$526,542

Prev to Curr Pct Change: -2.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10657 INSPIRATION PH 1B, 2B SDH 189 8 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 4.2%	6 / 3.2%	2 / 1.1%	6 / 3.2%
Mean / Median Ratio of Sales:	101.32% / 99.3%	102.51% / 101.65%	101.65% / 101.65%	101.21% / 97.98%
Count of Properties Listed:	8	6	2	6
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%
Average 'Days On Market':	124	120	100	132

Qualified Conventional

Count / Pct of Sales:	8 / 4.2%	6 / 3.2%	2 / 1.1%	6 / 3.2%
Mean / Median Ratio of Sales:	101.32% / 99.3%	102.51% / 101.65%	101.65% / 101.65%	101.21% / 97.98%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$672,758

Average Current Yr Appr Val: \$707,666

Prev to Curr Pct Change: 5.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10679	WOODED CREEK & PARKSIDE #2	SEP	161	3	2%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	2 / 1.2%	1 / 0.6%	
Mean / Median Ratio of Sales:	99.54% / 99.74%	99.54% / 99.74%	99.92% / 99.92%	98.8% / 98.8%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	64	64	22	150	
Qualified Conventional					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	2 / 1.2%	1 / 0.6%	
Mean / Median Ratio of Sales:	99.54% / 99.74%	99.54% / 99.74%	99.92% / 99.92%	98.8% / 98.8%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$505,760 Average Current Yr Appr Val: \$554,325 Prev to Curr Pct Change: 9.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10681 FRONTIER ESTATES 1 & 3 **KAB** **256** **3** **1%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.2%	2 / 0.8%	2 / 0.8%	1 / 0.4%
Mean / Median Ratio of Sales:	95.54% / 100.2%	92.55% / 92.55%	92.55% / 92.55%	101.5% / 101.5%
Count of Properties Listed:	3	2	2	1
Ratio of SalePrice / ListPrice:	93%	95%	95%	89%
Average 'Days On Market':	64	58	58	76

Qualified Conventional

Count / Pct of Sales:	3 / 1.2%	2 / 0.8%	2 / 0.8%	1 / 0.4%
Mean / Median Ratio of Sales:	95.54% / 100.2%	92.55% / 92.55%	92.55% / 92.55%	101.5% / 101.5%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$914,110

Average Current Yr Appr Val: \$829,517

Prev to Curr Pct Change: -9.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10683 BRISTOL PARK 2 & 3 GSO 41 4 10%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 9.8%	4 / 9.8%	3 / 7.3%	1 / 2.4%
Mean / Median Ratio of Sales:	97.83% / 100.95%	97.83% / 100.95%	96.09% / 100.92%	103.07% / 103.07%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	98%	98%	99%	95%
Average 'Days On Market':	43	43	44	42

Qualified Conventional

Count / Pct of Sales:	4 / 9.8%	4 / 9.8%	3 / 7.3%	1 / 2.4%
Mean / Median Ratio of Sales:	97.83% / 100.95%	97.83% / 100.95%	96.09% / 100.92%	103.07% / 103.07%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,608,401

Average Current Yr Appr Val: \$1,553,636

Prev to Curr Pct Change: -3.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1071 CHOICE ACRES 1 & 2, ROLLING WOOD & CHRISTIAN& L JKF 187 7 4%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.2%	6 / 3.2%	4 / 2.1%	2 / 1.1%
Mean / Median Ratio of Sales:	102.25% / 102.54%	102.25% / 102.54%	102.68% / 102.54%	101.37% / 101.37%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	76	76	79	71

Qualified Conventional

Count / Pct of Sales:	6 / 3.2%	6 / 3.2%	4 / 2.1%	2 / 1.1%
Mean / Median Ratio of Sales:	102.25% / 102.54%	102.25% / 102.54%	102.68% / 102.54%	101.37% / 101.37%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	1 / 0.5%	/
Mean / Median Ratio of Sales:	133.43% / 133.43%	133.43% / 133.43%	133.43% / 133.43%	% / %
Average 'Days On Market':	96	96	96	

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.53% / 0.00%	0.53% / 0.00%	0.00% / 0.00%	0.53% / 0.00%

Average Previous Yr Appr Val: \$863,346

Average Current Yr Appr Val: \$827,388

Prev to Curr Pct Change: -4.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10711	KINGSBRIDGE 1& 2	RAC	50	5	10%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		5 / 10.0%	5 / 10.0%	2 / 4.0%	3 / 6.0%
Mean / Median Ratio of Sales:		101% / 101.21%	101% / 101.21%	101.65% / 101.65%	100.57% / 101.21%
Count of Properties Listed:		5	5	2	3
Ratio of SalePrice / ListPrice:		96%	96%	96%	96%
Average 'Days On Market':		79	79	67	87
<u>Qualified Conventional</u>					
Count / Pct of Sales:		5 / 10.0%	5 / 10.0%	2 / 4.0%	3 / 6.0%
Mean / Median Ratio of Sales:		101% / 101.21%	101% / 101.21%	101.65% / 101.65%	100.57% / 101.21%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		4.00% / 0.00%	4.00% / 0.00%	4.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,297,691 Average Current Yr Appr Val: \$1,410,569 Prev to Curr Pct Change: 8.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10718	CREEKSIDE AT CRAIG RANCH 1,2	EGM	144	9	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 6.3%	9 / 6.3%	6 / 4.2%	3 / 2.1%	
Mean / Median Ratio of Sales:	100.49% / 99.88%	100.49% / 99.88%	98.01% / 97.25%	105.47% / 103.17%	
Count of Properties Listed:	9	9	6	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	55	55	42	80	
Qualified Conventional					
Count / Pct of Sales:	9 / 6.3%	9 / 6.3%	6 / 4.2%	3 / 2.1%	
Mean / Median Ratio of Sales:	100.49% / 99.88%	100.49% / 99.88%	98.01% / 97.25%	105.47% / 103.17%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$615,092 Average Current Yr Appr Val: \$609,458 Prev to Curr Pct Change: -0.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10724 **BOZMAN FARMS ESTATES 3 & 4** **SDH** **197** **9** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 4.6%	8 / 4.1%	5 / 2.5%	4 / 2.0%
Mean / Median Ratio of Sales:	102.54% / 100.24%	102.75% / 100.13%	99.19% / 99.42%	106.73% / 105.97%
Count of Properties Listed:	9	8	5	4
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	66	71	61	72

Qualified Conventional

Count / Pct of Sales:	9 / 4.6%	8 / 4.1%	5 / 2.5%	4 / 2.0%
Mean / Median Ratio of Sales:	102.54% / 100.24%	102.75% / 100.13%	99.19% / 99.42%	106.73% / 105.97%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$466,527

Average Current Yr Appr Val: \$465,752

Prev to Curr Pct Change: -0.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1073	HICKORY HILLS AND BROOKHAVEN	JKF	228	5	2%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 2.2%	4 / 1.8%	2 / 0.9%	3 / 1.3%	
Mean / Median Ratio of Sales:	107.12% / 104.65%	111.32% / 111.07%	110.68% / 110.68%	104.74% / 104.65%	
Count of Properties Listed:	5	4	2	3	
Ratio of SalePrice / ListPrice:	95%	94%	93%	96%	
Average 'Days On Market':	54	39	7	85	
Qualified Conventional					
Count / Pct of Sales:	5 / 2.2%	4 / 1.8%	2 / 0.9%	3 / 1.3%	
Mean / Median Ratio of Sales:	107.12% / 104.65%	111.32% / 111.07%	110.68% / 110.68%	104.74% / 104.65%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.44% / 0.00%	0.44% / 0.00%	0.44% / 0.00%	0.44% / 0.00%	

Average Previous Yr Appr Val: \$886,096 Average Current Yr Appr Val: \$901,608 Prev to Curr Pct Change: 1.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10733	LIGHT FARMS, SAGE & CYPRESS	KAB	776	27	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	27 / 3.5%	26 / 3.4%	20 / 2.6%	7 / 0.9%	
Mean / Median Ratio of Sales:	97.84% / 98.12%	97.39% / 98.07%	96.9% / 96.78%	100.52% / 103.95%	
Count of Properties Listed:	27	26	20	7	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	32	30	25	50	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	27 / 3.5%	26 / 3.4%	20 / 2.6%	7 / 0.9%	
Mean / Median Ratio of Sales:	97.84% / 98.12%	97.39% / 98.07%	96.9% / 96.78%	100.52% / 103.95%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$577,489
 Average Current Yr Appr Val: \$566,480
 Prev to Curr Pct Change: -1.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10746	MIRAMONTE #2A & 3	SLW	554	12	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	12 / 2.2%	12 / 2.2%	10 / 1.8%	2 / 0.4%	
Mean / Median Ratio of Sales:	99.61% / 99.4%	99.61% / 99.4%	98.74% / 98.28%	103.95% / 103.95%	
Count of Properties Listed:	12	12	10	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%	
Average 'Days On Market':	32	32	25	66	
Qualified Conventional					
Count / Pct of Sales:	12 / 2.2%	12 / 2.2%	10 / 1.8%	2 / 0.4%	
Mean / Median Ratio of Sales:	99.61% / 99.4%	99.61% / 99.4%	98.74% / 98.28%	103.95% / 103.95%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$779,950
 Average Current Yr Appr Val: \$780,290
 Prev to Curr Pct Change: 0.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10758 COVINGTON ESTATES 1 & 2 JEV 88 9 10%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 10.2%	9 / 10.2%	4 / 4.5%	5 / 5.7%
Mean / Median Ratio of Sales:	101.72% / 100.12%	101.72% / 100.12%	98.44% / 99.63%	104.35% / 100.15%
Count of Properties Listed:	9	9	4	5
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	41	41	23	55

Qualified Conventional

Count / Pct of Sales:	9 / 10.2%	9 / 10.2%	4 / 4.5%	5 / 5.7%
Mean / Median Ratio of Sales:	101.72% / 100.12%	101.72% / 100.12%	98.44% / 99.63%	104.35% / 100.15%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$541,284

Average Current Yr Appr Val: \$549,604

Prev to Curr Pct Change: 1.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10764A	ANNA CROSSING PH1A, 1B, 1C	NSH	280	14	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	14 / 5.0%	14 / 5.0%	13 / 4.6%	1 / 0.4%	
Mean / Median Ratio of Sales:	100.2% / 99.86%	100.2% / 99.86%	99.72% / 99.08%	106.36% / 106.36%	
Count of Properties Listed:	14	14	13	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	25	25	20	91	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	14 / 5.0%	14 / 5.0%	13 / 4.6%	1 / 0.4%	
Mean / Median Ratio of Sales:	100.2% / 99.86%	100.2% / 99.86%	99.72% / 99.08%	106.36% / 106.36%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$414,449
 Average Current Yr Appr Val: \$400,092
 Prev to Curr Pct Change: -3.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10764B	ANNA CROSSING PH 2, 3, 4, 4B	NSH	305	18	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	18 / 5.9%	17 / 5.6%	11 / 3.6%	7 / 2.3%	
Mean / Median Ratio of Sales:	94.41% / 93.23%	93.9% / 93.02%	90.71% / 91.45%	100.24% / 100.11%	
Count of Properties Listed:	18	17	11	7	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	53	56	47	63	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	18 / 5.9%	17 / 5.6%	11 / 3.6%	7 / 2.3%	
Mean / Median Ratio of Sales:	94.41% / 93.23%	93.9% / 93.02%	90.71% / 91.45%	100.24% / 100.11%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.33% / 0.00%	0.33% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$409,869

Average Current Yr Appr Val: \$390,709

Prev to Curr Pct Change: -4.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10764C ANNA CROSSING PH 5-8 NSH 666 75 11%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	75 / 11.3%	71 / 10.7%	51 / 7.7%	24 / 3.6%
Mean / Median Ratio of Sales:	97.82% / 98.38%	97.61% / 97.98%	96.98% / 97.72%	99.6% / 100.23%
Count of Properties Listed:	74	70	50	24
Ratio of SalePrice / ListPrice:	96%	97%	97%	96%
Average 'Days On Market':	57	53	42	88

Qualified Conventional

Count / Pct of Sales:	75 / 11.3%	71 / 10.7%	51 / 7.7%	24 / 3.6%
Mean / Median Ratio of Sales:	97.82% / 98.38%	97.61% / 97.98%	96.98% / 97.72%	99.6% / 100.23%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.15% / 0.00%	0.15% / 0.00%	0.15% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$389,886

Average Current Yr Appr Val: \$379,601

Prev to Curr Pct Change: -2.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10781	ESTATES AT WILLOW BAY & VLG OF WILLOW BAY SOUTH	SLW	10		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$795,024 Average Current Yr Appr Val: \$774,617 Prev to Curr Pct Change: -2.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10789	HIGHLANDS AT WESTRIDGE #12 (EXECUTIVE SERIES)	MKN	146	3	2%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.1%	3 / 2.1%	2 / 1.4%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.65% / 99.99%	99.65% / 99.99%	100.99% / 100.99%	96.97% / 96.97%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	34	34	37	30	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.1%	3 / 2.1%	2 / 1.4%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.65% / 99.99%	99.65% / 99.99%	100.99% / 100.99%	96.97% / 96.97%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$650,338
 Average Current Yr Appr Val: \$660,044
 Prev to Curr Pct Change: 1.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10796 **WOODBIDGE PH 17,18 & 19** **AKJ** **525** **13** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	13 / 2.5%	13 / 2.5%	11 / 2.1%	2 / 0.4%
Mean / Median Ratio of Sales:	100.34% / 99.83%	100.34% / 99.83%	99.6% / 99.66%	104.42% / 104.42%
Count of Properties Listed:	13	13	11	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%
Average 'Days On Market':	24	24	24	21

Qualified Conventional

Count / Pct of Sales:	13 / 2.5%	13 / 2.5%	11 / 2.1%	2 / 0.4%
Mean / Median Ratio of Sales:	100.34% / 99.83%	100.34% / 99.83%	99.6% / 99.66%	104.42% / 104.42%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$639,231

Average Current Yr Appr Val: \$646,534

Prev to Curr Pct Change: 1.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1080	SEIES LAGOS	SEP	257	8	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 3.1%	8 / 3.1%	7 / 2.7%	1 / 0.4%	
Mean / Median Ratio of Sales:	100.57% / 100.22%	100.57% / 100.22%	101.11% / 100.97%	96.85% / 96.85%	
Count of Properties Listed:	8	8	7	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	60	60	37	218	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 3.1%	8 / 3.1%	7 / 2.7%	1 / 0.4%	
Mean / Median Ratio of Sales:	100.57% / 100.22%	100.57% / 100.22%	101.11% / 100.97%	96.85% / 96.85%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$689,193 Average Current Yr Appr Val: \$634,657 Prev to Curr Pct Change: -7.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10810	PRAIRIE VIEW 1 , 2A, 2B, 3	SLW	465	19	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	19 / 4.1%	18 / 3.9%	15 / 3.2%	4 / 0.9%	
Mean / Median Ratio of Sales:	100.95% / 100.12%	101.21% / 101.19%	100.67% / 100.12%	101.99% / 101.05%	
Count of Properties Listed:	19	18	15	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	41	40	35	66	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	19 / 4.1%	18 / 3.9%	15 / 3.2%	4 / 0.9%	
Mean / Median Ratio of Sales:	100.95% / 100.12%	101.21% / 101.19%	100.67% / 100.12%	101.99% / 101.05%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$783,342 Average Current Yr Appr Val: \$801,474 Prev to Curr Pct Change: 2.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1084	DOWNTOWN MELISSA	KAB	106	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 4.7%	5 / 4.7%	2 / 1.9%	3 / 2.8%	
Mean / Median Ratio of Sales:	107.99% / 100.14%	107.99% / 100.14%	117.89% / 117.89%	101.39% / 100.14%	
Count of Properties Listed:	5	5	2	3	
Ratio of SalePrice / ListPrice:	99%	99%	104%	96%	
Average 'Days On Market':	86	86	164	33	
Qualified Conventional					
Count / Pct of Sales:	5 / 4.7%	5 / 4.7%	2 / 1.9%	3 / 2.8%	
Mean / Median Ratio of Sales:	107.99% / 100.14%	107.99% / 100.14%	117.89% / 117.89%	101.39% / 100.14%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$293,691 Average Current Yr Appr Val: \$272,159 Prev to Curr Pct Change: -7.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1084N	DOWNTOWN MELISSA VACANT				KAB	27		
Mkt Cd:								
	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$115,762 Average Current Yr Appr Val: \$107,504 Prev to Curr Pct Change: -7.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10863	HUDSON HEIGHTS PH 3 & 4	DMR	92	1	1%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	/	1 / 1.1%
Mean / Median Ratio of Sales:	99.9% / 99.9%	99.9% / 99.9%	% / %	99.9% / 99.9%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	99%	99%	%	99%
Average 'Days On Market':	65	65		65

Qualified Conventional

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	/	1 / 1.1%
Mean / Median Ratio of Sales:	99.9% / 99.9%	99.9% / 99.9%	% / %	99.9% / 99.9%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$660,693	Average Current Yr Appr Val: \$664,742	Prev to Curr Pct Change: 0.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10870 **SPICEWOOD AT CRAIG RANCH** **EGM** **198** **7** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 3.5%	7 / 3.5%	4 / 2.0%	3 / 1.5%
Mean / Median Ratio of Sales:	99.3% / 100.19%	99.3% / 100.19%	101.97% / 102.6%	95.74% / 99.64%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	50	50	28	80

Qualified Conventional

Count / Pct of Sales:	7 / 3.5%	7 / 3.5%	4 / 2.0%	3 / 1.5%
Mean / Median Ratio of Sales:	99.3% / 100.19%	99.3% / 100.19%	101.97% / 102.6%	95.74% / 99.64%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$617,070

Average Current Yr Appr Val: \$627,789

Prev to Curr Pct Change: 1.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10876	CREEKS OF LEGACY 1A, 1B, 2B & MOD PARK	NSH	495	19	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		19 / 3.8%	17 / 3.4%	13 / 2.6%	6 / 1.2%
Mean / Median Ratio of Sales:		100.97% / 100.02%	100.76% / 100.02%	99.58% / 99.84%	103.99% / 105.57%
Count of Properties Listed:		19	17	13	6
Ratio of SalePrice / ListPrice:		98%	99%	98%	99%
Average 'Days On Market':		49	46	36	77
<u>Qualified Conventional</u>					
Count / Pct of Sales:		19 / 3.8%	17 / 3.4%	13 / 2.6%	6 / 1.2%
Mean / Median Ratio of Sales:		100.97% / 100.02%	100.76% / 100.02%	99.58% / 99.84%	103.99% / 105.57%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		4 / 0	4 / 0	3 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':		0.81% / 0.00%	0.81% / 0.00%	0.61% / 0.00%	0.20% / 0.00%

Average Previous Yr Appr Val: \$602,741

Average Current Yr Appr Val: \$615,505

Prev to Curr Pct Change: 2.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10880	ERWIN FARMS 1 - 3	LAK	647	57	9%

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	57 / 8.8%	55 / 8.5%	34 / 5.3%	23 / 3.6%
Mean / Median Ratio of Sales:	99.89% / 100.03%	99.74% / 100.03%	98.88% / 98.98%	101.39% / 102.19%
Count of Properties Listed:	53	51	32	21
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	321	318	229	461

Qualified Conventional

Count / Pct of Sales:	57 / 8.8%	55 / 8.5%	34 / 5.3%	23 / 3.6%
Mean / Median Ratio of Sales:	99.89% / 100.03%	99.74% / 100.03%	98.88% / 98.98%	101.39% / 102.19%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$557,129

Average Current Yr Appr Val: \$560,311

Prev to Curr Pct Change: 0.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10892 TRINITY FALLS UNIT 2 1B & 2 LAK 330 17 5%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	17 / 5.2%	16 / 4.8%	11 / 3.3%	6 / 1.8%
Mean / Median Ratio of Sales:	101.4% / 99.88%	101.64% / 99.93%	101.6% / 99.98%	101.05% / 99.87%
Count of Properties Listed:	17	16	11	6
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	43	44	20	84

Qualified Conventional

Count / Pct of Sales:	17 / 5.2%	16 / 4.8%	11 / 3.3%	6 / 1.8%
Mean / Median Ratio of Sales:	101.4% / 99.88%	101.64% / 99.93%	101.6% / 99.98%	101.05% / 99.87%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$587,265

Average Current Yr Appr Val: \$593,567

Prev to Curr Pct Change: 1.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10903	BRETTON WOODS PH 1,2 & 3	KER	123	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 2.4%	3 / 2.4%	2 / 1.6%	1 / 0.8%	
Mean / Median Ratio of Sales:	98.06% / 99.93%	98.06% / 99.93%	96.56% / 96.56%	101.07% / 101.07%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	96%	96%	96%	97%	
Average 'Days On Market':	27	27	22	38	
Qualified Conventional					
Count / Pct of Sales:	3 / 2.4%	3 / 2.4%	2 / 1.6%	1 / 0.8%	
Mean / Median Ratio of Sales:	98.06% / 99.93%	98.06% / 99.93%	96.56% / 96.56%	101.07% / 101.07%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$901,110 Average Current Yr Appr Val: \$927,937 Prev to Curr Pct Change: 2.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10924 DOMINION OF PLEASANT VALLEY 1, 2, 4 JEV 311 8 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 2.6%	8 / 2.6%	6 / 1.9%	2 / 0.6%
Mean / Median Ratio of Sales:	98.41% / 99.5%	98.41% / 99.5%	96.97% / 96.5%	102.72% / 102.72%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	32	32	24	52

Qualified Conventional

Count / Pct of Sales:	8 / 2.6%	8 / 2.6%	6 / 1.9%	2 / 0.6%
Mean / Median Ratio of Sales:	98.41% / 99.5%	98.41% / 99.5%	96.97% / 96.5%	102.72% / 102.72%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.32% / 0.00%	0.32% / 0.00%	0.00% / 0.00%	0.32% / 0.00%

Average Previous Yr Appr Val: \$616,743

Average Current Yr Appr Val: \$608,008

Prev to Curr Pct Change: -1.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10943	CREEKS OF LEGACY PHASE 1C & 2C	NSH	161	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	3 / 1.9%	/	
Mean / Median Ratio of Sales:	97.67% / 99.71%	97.67% / 99.71%	97.67% / 99.71%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	46	46	46		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	3 / 1.9%	/	
Mean / Median Ratio of Sales:	97.67% / 99.71%	97.67% / 99.71%	97.67% / 99.71%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$751,140

Average Current Yr Appr Val: \$732,422

Prev to Curr Pct Change: -2.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10959 **TIMBERCREEK 2-6** **LAK** **456** **20** **4%**

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	20 / 4.4%	19 / 4.2%	14 / 3.1%	6 / 1.3%
Mean / Median Ratio of Sales:	101% / 100.18%	100.38% / 99.77%	99.98% / 99.29%	103.36% / 103.64%
Count of Properties Listed:	20	19	14	6
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	60	56	38	111

Qualified Conventional

Count / Pct of Sales:	20 / 4.4%	19 / 4.2%	14 / 3.1%	6 / 1.3%
Mean / Median Ratio of Sales:	101% / 100.18%	100.38% / 99.77%	99.98% / 99.29%	103.36% / 103.64%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.22% / 0.00%	0.22% / 0.00%	0.22% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$625,119

Average Current Yr Appr Val: \$634,928

Prev to Curr Pct Change: 1.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10961	VENETIAN VILLAS NORTH/SOUTH	KER	103	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	2 / 1.9%	/	
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	100.12% / 100.12%	% /	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	100%	100%	100%		%
Average 'Days On Market':	6	6	6		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	2 / 1.9%	/	
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	100.12% / 100.12%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$380,761 Average Current Yr Appr Val: \$430,448 Prev to Curr Pct Change: 13.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N10962 LIGHT FARMS, HAWTHORNE 1 & 2 KAB 152 13 9%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	13 / 8.6%	13 / 8.6%	11 / 7.2%	2 / 1.3%
Mean / Median Ratio of Sales:	99.32% / 100.31%	99.32% / 100.31%	97.56% / 100.31%	109.04% / 109.04%
Count of Properties Listed:	13	13	11	2
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%
Average 'Days On Market':	40	40	41	39

Qualified Conventional

Count / Pct of Sales:	13 / 8.6%	13 / 8.6%	11 / 7.2%	2 / 1.3%
Mean / Median Ratio of Sales:	99.32% / 100.31%	99.32% / 100.31%	97.56% / 100.31%	109.04% / 109.04%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.32% / 0.00%	1.32% / 0.00%	0.66% / 0.00%	0.66% / 0.00%

Average Previous Yr Appr Val: \$745,166 Average Current Yr Appr Val: \$792,818 Prev to Curr Pct Change: 6.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10965	SOUTHERN HILLS AT CRAIG RANCH PH 1-3	VLH	459	17	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	17 / 3.7%	17 / 3.7%	11 / 2.4%	6 / 1.3%	
Mean / Median Ratio of Sales:	101.29% / 99.57%	101.29% / 99.57%	98.77% / 99.5%	105.92% / 105.6%	
Count of Properties Listed:	17	17	11	6	
Ratio of SalePrice / ListPrice:	99%	99%	99%	100%	
Average 'Days On Market':	49	49	26	92	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	17 / 3.7%	17 / 3.7%	11 / 2.4%	6 / 1.3%	
Mean / Median Ratio of Sales:	101.29% / 99.57%	101.29% / 99.57%	98.77% / 99.5%	105.92% / 105.6%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$714,663

Average Current Yr Appr Val: \$760,011

Prev to Curr Pct Change: 6.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10967	LIGHT FARMS THE HAZEL 1&2	KAB	215	7	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 3.3%	7 / 3.3%	5 / 2.3%	2 / 0.9%	
Mean / Median Ratio of Sales:	96.88% / 99.25%	96.88% / 99.25%	95.46% / 94.65%	100.44% / 100.44%	
Count of Properties Listed:	7	7	5	2	
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%	
Average 'Days On Market':	61	61	77	19	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 3.3%	7 / 3.3%	5 / 2.3%	2 / 0.9%	
Mean / Median Ratio of Sales:	96.88% / 99.25%	96.88% / 99.25%	95.46% / 94.65%	100.44% / 100.44%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$778,860

Average Current Yr Appr Val: \$830,577

Prev to Curr Pct Change: 6.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N10988	LOGAN FORD RANCH	HRH	74	2	3%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11017	LAKEVIEW ESTATES PH 1 - 3	NSH	229	15	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	15 / 6.6%	14 / 6.1%	10 / 4.4%	5 / 2.2%	
Mean / Median Ratio of Sales:	99.78% / 99.93%	99.95% / 100.23%	98.1% / 98.83%	103.14% / 103.06%	
Count of Properties Listed:	15	14	10	5	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	76	75	69	92	
Qualified Conventional					
Count / Pct of Sales:	15 / 6.6%	14 / 6.1%	10 / 4.4%	5 / 2.2%	
Mean / Median Ratio of Sales:	99.78% / 99.93%	99.95% / 100.23%	98.1% / 98.83%	103.14% / 103.06%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$479,893 Average Current Yr Appr Val: \$466,253 Prev to Curr Pct Change: -2.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11022 **AVERY POINTE PH 1 - 6** **LHR** **581** **28** **5%**

Mkt Cd: Green Nbhd

Prior YTD Sales Study **Prior Year Sales Study** **1st 3Qtrs Sales Study** **Jan 1 Bracket Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	28 / 4.8%	27 / 4.6%	17 / 2.9%	11 / 1.9%
Mean / Median Ratio of Sales:	95.33% / 94.82%	95.29% / 94.47%	92.71% / 92.08%	99.38% / 99.79%
Count of Properties Listed:	27	26	17	10
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	38	36	23	65

Qualified Conventional

Count / Pct of Sales:	28 / 4.8%	27 / 4.6%	17 / 2.9%	11 / 1.9%
Mean / Median Ratio of Sales:	95.33% / 94.82%	95.29% / 94.47%	92.71% / 92.08%	99.38% / 99.79%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.17% / 0.00%	0.17% / 0.00%	0.17% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$341,559 Average Current Yr Appr Val: \$321,597 Prev to Curr Pct Change: -5.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11031	SUMMERLIN 1-4	VLH	105	8	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 7.6%	8 / 7.6%	6 / 5.7%	2 / 1.9%	
Mean / Median Ratio of Sales:	99.85% / 99.06%	99.85% / 99.06%	99.07% / 97.94%	102.17% / 102.17%	
Count of Properties Listed:	8	8	6	2	
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%	
Average 'Days On Market':	68	68	83	25	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 7.6%	8 / 7.6%	6 / 5.7%	2 / 1.9%	
Mean / Median Ratio of Sales:	99.85% / 99.06%	99.85% / 99.06%	99.07% / 97.94%	102.17% / 102.17%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$534,824
 Average Current Yr Appr Val: \$540,657
 Prev to Curr Pct Change: 1.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11034	MUSTANG LAKES ESTATES- LAKESIDE, ROSEBROOK	JEV	17	1	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 5.9%	1 / 5.9%	1 / 5.9%	/	
Mean / Median Ratio of Sales:	98.43% / 98.43%	98.43% / 98.43%	98.43% / 98.43%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	93%	93%	93%	%	
Average 'Days On Market':	45	45	45		
Qualified Conventional					
Count / Pct of Sales:	1 / 5.9%	1 / 5.9%	1 / 5.9%	/	
Mean / Median Ratio of Sales:	98.43% / 98.43%	98.43% / 98.43%	98.43% / 98.43%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,066,574

Average Current Yr Appr Val: \$2,620,414

Prev to Curr Pct Change: 26.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11034A	ELMBROOK, BRIDLEWOOD, WATERVIEW 85FT LOTS	JEV	203	25	12%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	25 / 12.3%	24 / 11.8%	22 / 10.8%	3 / 1.5%	
Mean / Median Ratio of Sales:	100.66% / 99.83%	99.8% / 99.35%	100.36% / 100.02%	102.84% / 97.5%	
Count of Properties Listed:	25	24	22	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	93%	
Average 'Days On Market':	63	63	62	68	
Qualified Conventional					
Count / Pct of Sales:	25 / 12.3%	24 / 11.8%	22 / 10.8%	3 / 1.5%	
Mean / Median Ratio of Sales:	100.66% / 99.83%	99.8% / 99.35%	100.36% / 100.02%	102.84% / 97.5%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,116,167
 Average Current Yr Appr Val: \$1,226,096
 Prev to Curr Pct Change: 9.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11034B ELM/ROSEBROOK, BRIDLEWOOD, ROLLING HILLS,WATERVIEW JEV 517 39 8%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	39 / 7.5%	39 / 7.5%	21 / 4.1%	18 / 3.5%
Mean / Median Ratio of Sales:	100.41% / 100.87%	100.41% / 100.87%	99.07% / 98.14%	101.97% / 103.69%
Count of Properties Listed:	37	37	20	17
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%
Average 'Days On Market':	98	98	112	82

Qualified Conventional

Count / Pct of Sales:	39 / 7.5%	39 / 7.5%	21 / 4.1%	18 / 3.5%
Mean / Median Ratio of Sales:	100.41% / 100.87%	100.41% / 100.87%	99.07% / 98.14%	101.97% / 103.69%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$901,872

Average Current Yr Appr Val: \$898,997

Prev to Curr Pct Change: -0.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11034C BELMONT, SADDLERIDGE, OAKLAWN JEV 729 118 16%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	118 / 16.2%	114 / 15.6%	81 / 11.1%	37 / 5.1%
Mean / Median Ratio of Sales:	100.1% / 100.79%	99.92% / 100.63%	99.84% / 100.69%	100.69% / 101.49%
Count of Properties Listed:	115	111	79	36
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	66	61	48	103

Qualified Conventional

Count / Pct of Sales:	118 / 16.2%	114 / 15.6%	81 / 11.1%	37 / 5.1%
Mean / Median Ratio of Sales:	100.1% / 100.79%	99.92% / 100.63%	99.84% / 100.69%	100.69% / 101.49%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$673,881

Average Current Yr Appr Val: \$683,865

Prev to Curr Pct Change: 1.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11034D	TWIN EAGLES AT MUSTANG LAKES	JEV	13	4	31%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 30.8%	4 / 30.8%	2 / 15.4%	2 / 15.4%	
Mean / Median Ratio of Sales:	99.87% / 100.36%	99.87% / 100.36%	99.39% / 99.39%	100.36% / 100.36%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	96%	96%	100%	93%	
Average 'Days On Market':	117	117	67	168	
Qualified Conventional					
Count / Pct of Sales:	4 / 30.8%	4 / 30.8%	2 / 15.4%	2 / 15.4%	
Mean / Median Ratio of Sales:	99.87% / 100.36%	99.87% / 100.36%	99.39% / 99.39%	100.36% / 100.36%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,371,206

Average Current Yr Appr Val: \$1,530,449

Prev to Curr Pct Change: 11.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11036	PRESTON HILLS PH 1, 2	KER	197	1	1%

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.5%	1 / 0.5%	/	1 / 0.5%
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	% / %	100% / 100%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	100%	100%	%	100%
Average 'Days On Market':	126	126		126

Qualified Conventional

Count / Pct of Sales:	1 / 0.5%	1 / 0.5%	/	1 / 0.5%
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	% / %	100% / 100%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$687,485	Average Current Yr Appr Val: \$610,707	Prev to Curr Pct Change: -11.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11048

MEGHANN MEADOWS PH1, LUKE EST PH1

CLP

19

1

5%

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 5.3%	/	/	1 / 5.3%
Mean / Median Ratio of Sales:	100.11% / 100.11%	% / %	% / %	100.11% / 100.11%
Count of Properties Listed:	1			1
Ratio of SalePrice / ListPrice:	100%	%	%	100%
Average 'Days On Market':	89			89
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 5.3%	/	/	1 / 5.3%
Mean / Median Ratio of Sales:	100.11% / 100.11%	% / %	% / %	100.11% / 100.11%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$568,446

Average Current Yr Appr Val: \$554,068

Prev to Curr Pct Change: -2.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11058A LEXINGTON - EXECUTIVE, SIGNATURE, TOLL BROS KMG 353 8 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 2.3%	8 / 2.3%	5 / 1.4%	3 / 0.8%
Mean / Median Ratio of Sales:	98.87% / 99.99%	98.87% / 99.99%	99.31% / 99.86%	98.14% / 100.12%
Count of Properties Listed:	8	8	5	3
Ratio of SalePrice / ListPrice:	96%	96%	95%	98%
Average 'Days On Market':	63	63	63	63

Qualified Conventional

Count / Pct of Sales:	8 / 2.3%	8 / 2.3%	5 / 1.4%	3 / 0.8%
Mean / Median Ratio of Sales:	98.87% / 99.99%	98.87% / 99.99%	99.31% / 99.86%	98.14% / 100.12%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,468,094

Average Current Yr Appr Val: \$1,408,213

Prev to Curr Pct Change: -4.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11058B	LEXINGTON - HERITAGE, CLASSIC, KHOV & SHADDOCK	KMG	529	5	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 0.9%	5 / 0.9%	4 / 0.8%	1 / 0.2%	
Mean / Median Ratio of Sales:	106.24% / 98.29%	106.24% / 98.29%	100.62% / 97.86%	128.7% / 128.7%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%	
Average 'Days On Market':	45	45	14	169	
Qualified Conventional					
Count / Pct of Sales:	5 / 0.9%	5 / 0.9%	4 / 0.8%	1 / 0.2%	
Mean / Median Ratio of Sales:	106.24% / 98.29%	106.24% / 98.29%	100.62% / 97.86%	128.7% / 128.7%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.19% / 0.00%	0.19% / 0.00%	0.19% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$981,020
 Average Current Yr Appr Val: \$1,124,500
 Prev to Curr Pct Change: 14.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11058C	LEXINGTON - IMPRESSION	KMG	251	1	0%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/	
Mean / Median Ratio of Sales:	100.11% / 100.11%	100.11% / 100.11%	100.11% / 100.11%	% /	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	109%	109%	109%	%	
Average 'Days On Market':	3	3	3		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/	
Mean / Median Ratio of Sales:	100.11% / 100.11%	100.11% / 100.11%	100.11% / 100.11%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$868,482 Average Current Yr Appr Val: \$802,097 Prev to Curr Pct Change: -7.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11060-A	CHAPEL CREEK ARBORS	KLC	24		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$991,090 Average Current Yr Appr Val: \$991,837 Prev to Curr Pct Change: 0.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11060-B **CHAPEL CREEK BRIDGEVIEW** **KLC** **47** **1** **2%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.1%	1 / 2.1%	1 / 2.1%	/
Mean / Median Ratio of Sales:	99.64% / 99.64%	99.64% / 99.64%	99.64% / 99.64%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	93%	93%	93%	%
Average 'Days On Market':	46	46	46	

Qualified Conventional

Count / Pct of Sales:	1 / 2.1%	1 / 2.1%	1 / 2.1%	/
Mean / Median Ratio of Sales:	99.64% / 99.64%	99.64% / 99.64%	99.64% / 99.64%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,139,407

Average Current Yr Appr Val: \$1,132,984

Prev to Curr Pct Change: -0.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11060-E	CHAPEL CREEK ELDARICA	KLC	15	1	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 6.7%	/	/	1 / 6.7%	
Mean / Median Ratio of Sales:	98.55% / 98.55%	% / %	% / %	98.55% / 98.55%	
Count of Properties Listed:	1			1	
Ratio of SalePrice / ListPrice:	96%	%	%	96%	
Average 'Days On Market':	136			136	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 6.7%	/	/	1 / 6.7%	
Mean / Median Ratio of Sales:	98.55% / 98.55%	% / %	% / %	98.55% / 98.55%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,559,886
 Average Current Yr Appr Val: \$3,724,726
 Prev to Curr Pct Change: 45.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11082	TRADITIONS AT GRAND HERITAGE AND WEST	CLP	183	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	5 / 2.7%	/	
Mean / Median Ratio of Sales:	99.83% / 99.98%	99.83% / 99.98%	99.83% / 99.98%	% /	%
Count of Properties Listed:	5	5	5		
Ratio of SalePrice / ListPrice:	98%	98%	98%		%
Average 'Days On Market':	39	39	39		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	5 / 2.7%	/	
Mean / Median Ratio of Sales:	99.83% / 99.98%	99.83% / 99.98%	99.83% / 99.98%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.55% / 0.00%	1.09% / 0.00%	1.09% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$360,131 Average Current Yr Appr Val: \$351,520 Prev to Curr Pct Change: -2.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11089	SORRELLWOOD TERRACE PH 1,2	DNB	40		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$421,841
 Average Current Yr Appr Val: \$425,017
 Prev to Curr Pct Change: 0.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11097	DE BERRY ESTATES #1,2	DNB	210	10	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 4.8%	10 / 4.8%	8 / 3.8%	2 / 1.0%	
Mean / Median Ratio of Sales:	99.71% / 100.04%	99.71% / 100.04%	99.27% / 98.97%	101.45% / 101.45%	
Count of Properties Listed:	10	10	8	2	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	67	67	54	116	
Qualified Conventional					
Count / Pct of Sales:	10 / 4.8%	10 / 4.8%	8 / 3.8%	2 / 1.0%	
Mean / Median Ratio of Sales:	99.71% / 100.04%	99.71% / 100.04%	99.27% / 98.97%	101.45% / 101.45%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.95% / 0.00%	0.95% / 0.00%	0.95% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$413,159
 Average Current Yr Appr Val: \$385,248
 Prev to Curr Pct Change: -6.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11098 **WOODBIDGE 20-22ABC** **JKF** **429** **10** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 2.3%	10 / 2.3%	8 / 1.9%	2 / 0.5%
Mean / Median Ratio of Sales:	99.61% / 98.64%	99.61% / 98.64%	98.94% / 97.17%	102.26% / 102.26%
Count of Properties Listed:	10	10	8	2
Ratio of SalePrice / ListPrice:	97%	97%	99%	93%
Average 'Days On Market':	102	102	84	174

Qualified Conventional

Count / Pct of Sales:	10 / 2.3%	10 / 2.3%	8 / 1.9%	2 / 0.5%
Mean / Median Ratio of Sales:	99.61% / 98.64%	99.61% / 98.64%	98.94% / 97.17%	102.26% / 102.26%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$707,747

Average Current Yr Appr Val: \$687,651

Prev to Curr Pct Change: -2.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11100 AVONDALE PH. 1 & 2 MKN 234 2 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 0.9%	2 / 0.9%	1 / 0.4%	1 / 0.4%
Mean / Median Ratio of Sales:	100.19% / 100.19%	100.19% / 100.19%	96.18% / 96.18%	104.19% / 104.19%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	97%	97%	100%	94%
Average 'Days On Market':	32	32	6	59

Qualified Conventional

Count / Pct of Sales:	2 / 0.9%	2 / 0.9%	1 / 0.4%	1 / 0.4%
Mean / Median Ratio of Sales:	100.19% / 100.19%	100.19% / 100.19%	96.18% / 96.18%	104.19% / 104.19%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$810,454

Average Current Yr Appr Val: \$863,087

Prev to Curr Pct Change: 6.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11103 HILLS OF CROWN RIDGE 1 & 2 SLW 216 2 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 0.9%	2 / 0.9%	1 / 0.5%	1 / 0.5%
Mean / Median Ratio of Sales:	100.36% / 100.36%	100.36% / 100.36%	97.18% / 97.18%	103.54% / 103.54%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	14	14	16	12

Qualified Conventional

Count / Pct of Sales:	2 / 0.9%	2 / 0.9%	1 / 0.5%	1 / 0.5%
Mean / Median Ratio of Sales:	100.36% / 100.36%	100.36% / 100.36%	97.18% / 97.18%	103.54% / 103.54%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$692,443

Average Current Yr Appr Val: \$706,027

Prev to Curr Pct Change: 1.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11106	AUBURN HILL 1A & 1B	LEM	105	7	7%

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	7 / 6.7%	7 / 6.7%	6 / 5.7%	1 / 1.0%
Mean / Median Ratio of Sales:	99.41% / 98.84%	99.41% / 98.84%	98.87% / 98.74%	102.68% / 102.68%
Count of Properties Listed:	7	7	6	1
Ratio of SalePrice / ListPrice:	86%	86%	85%	94%
Average 'Days On Market':	67	67	49	174

Qualified Conventional

Count / Pct of Sales:	7 / 6.7%	7 / 6.7%	6 / 5.7%	1 / 1.0%
Mean / Median Ratio of Sales:	99.41% / 98.84%	99.41% / 98.84%	98.87% / 98.74%	102.68% / 102.68%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.95% / 0.00%	0.95% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$709,407

Average Current Yr Appr Val: \$708,570

Prev to Curr Pct Change: -0.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11124	WILLOW WOOD 1, 1A,2A,2B	SBR	841	44	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	44 / 5.2%	43 / 5.1%	29 / 3.4%	15 / 1.8%	
Mean / Median Ratio of Sales:	100.4% / 100.24%	100.53% / 100.3%	99.07% / 100.04%	102.98% / 102.12%	
Count of Properties Listed:	43	42	29	14	
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%	
Average 'Days On Market':	193	194	214	150	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	44 / 5.2%	43 / 5.1%	29 / 3.4%	15 / 1.8%	
Mean / Median Ratio of Sales:	100.4% / 100.24%	100.53% / 100.3%	99.07% / 100.04%	102.98% / 102.12%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.24% / 0.00%	0.24% / 0.00%	0.12% / 0.00%	0.12% / 0.00%	

Average Previous Yr Appr Val: \$572,298

Average Current Yr Appr Val: \$574,003

Prev to Curr Pct Change: 0.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11126	INSPIRATION 3A, 3C, 5A2, 5B, & 9	SDH	609	29	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	29 / 4.8%	27 / 4.4%	21 / 3.4%	8 / 1.3%	
Mean / Median Ratio of Sales:	99.76% / 99.8%	99.64% / 99.53%	99.59% / 99.53%	100.19% / 100.17%	
Count of Properties Listed:	29	27	21	8	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	72	76	82	46	
Qualified Conventional					
Count / Pct of Sales:	29 / 4.8%	27 / 4.4%	21 / 3.4%	8 / 1.3%	
Mean / Median Ratio of Sales:	99.76% / 99.8%	99.64% / 99.53%	99.59% / 99.53%	100.19% / 100.17%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$524,543 Average Current Yr Appr Val: \$520,541 Prev to Curr Pct Change: -0.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11127	INSPIRATION 3B1, 3B2, 3B3	SDH	270	16	6%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		16 / 5.9%	16 / 5.9%	12 / 4.4%	4 / 1.5%
Mean / Median Ratio of Sales:		98.51% / 100%	98.51% / 100%	97.99% / 99.78%	100.09% / 100.34%
Count of Properties Listed:		16	16	12	4
Ratio of SalePrice / ListPrice:		99%	99%	99%	99%
Average 'Days On Market':		40	40	51	10
<u>Qualified Conventional</u>					
Count / Pct of Sales:		16 / 5.9%	16 / 5.9%	12 / 4.4%	4 / 1.5%
Mean / Median Ratio of Sales:		98.51% / 100%	98.51% / 100%	97.99% / 99.78%	100.09% / 100.34%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$654,835 Average Current Yr Appr Val: \$627,920 Prev to Curr Pct Change: -4.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11130	HIGHLANDS @ WESTRIDGERESERVE	MKN	443	17	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	17 / 3.8%	15 / 3.4%	10 / 2.3%	7 / 1.6%	
Mean / Median Ratio of Sales:	101.64% / 100.19%	101.5% / 100.19%	99.43% / 98.77%	104.81% / 103.84%	
Count of Properties Listed:	17	15	10	7	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	27	28	27	29	
Qualified Conventional					
Count / Pct of Sales:	17 / 3.8%	15 / 3.4%	10 / 2.3%	7 / 1.6%	
Mean / Median Ratio of Sales:	101.64% / 100.19%	101.5% / 100.19%	99.43% / 98.77%	104.81% / 103.84%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.23% / 0.00%	0.23% / 0.00%	0.23% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$587,703
 Average Current Yr Appr Val: \$581,227
 Prev to Curr Pct Change: -1.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11134-SMC AUBURN HILLS 5A,5B, 5C-MCKINNEY ISD LEM 112 4 4%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.6%	3 / 2.7%	3 / 2.7%	1 / 0.9%
Mean / Median Ratio of Sales:	99.15% / 99.61%	98.7% / 98.84%	98.7% / 98.84%	100.53% / 100.53%
Count of Properties Listed:	4	3	3	1
Ratio of SalePrice / ListPrice:	100%	101%	101%	100%
Average 'Days On Market':	9	12	12	2

Qualified Conventional

Count / Pct of Sales:	4 / 3.6%	3 / 2.7%	3 / 2.7%	1 / 0.9%
Mean / Median Ratio of Sales:	99.15% / 99.61%	98.7% / 98.84%	98.7% / 98.84%	100.53% / 100.53%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.89% / 0.00%	0.89% / 0.00%	0.89% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$704,886 Average Current Yr Appr Val: \$733,117 Prev to Curr Pct Change: 4.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11134-SPR	AUBURN HILLS 5A, 5B, 5C- PROSPER ISD	LEM	192	8	4%
Mkt Cd:					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11143 CAMDEN PARC IN ANNA PH 1,1A, 2 & 4 LHR 338 12 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 3.6%	12 / 3.6%	6 / 1.8%	6 / 1.8%
Mean / Median Ratio of Sales:	97.45% / 96.66%	97.45% / 96.66%	95.03% / 94.36%	99.87% / 99.83%
Count of Properties Listed:	12	12	6	6
Ratio of SalePrice / ListPrice:	97%	97%	98%	97%
Average 'Days On Market':	60	60	48	72

Qualified Conventional

Count / Pct of Sales:	12 / 3.6%	12 / 3.6%	6 / 1.8%	6 / 1.8%
Mean / Median Ratio of Sales:	97.45% / 96.66%	97.45% / 96.66%	95.03% / 94.36%	99.87% / 99.83%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.30% / 0.00%	0.30% / 0.00%	0.30% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$329,116

Average Current Yr Appr Val: \$330,639

Prev to Curr Pct Change: 0.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11146 **HARDIN VILLAGE PHASE 1 & 2** **DNB** **81** **2** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.5%	2 / 2.5%	2 / 2.5%	/
Mean / Median Ratio of Sales:	99.6% / 99.6%	99.6% / 99.6%	99.6% / 99.6%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	32	32	32	

Qualified Conventional

Count / Pct of Sales:	2 / 2.5%	2 / 2.5%	2 / 2.5%	/
Mean / Median Ratio of Sales:	99.6% / 99.6%	99.6% / 99.6%	99.6% / 99.6%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.23% / 0.00%	1.23% / 0.00%	0.00% / 0.00%	1.23% / 0.00%

Average Previous Yr Appr Val: \$585,704

Average Current Yr Appr Val: \$626,022

Prev to Curr Pct Change: 6.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11151	LIGHT FARMS EASTLAND PHS 1 & 2	KAB	158	10	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 6.3%	10 / 6.3%	5 / 3.2%	5 / 3.2%	
Mean / Median Ratio of Sales:	97.78% / 97.93%	97.78% / 97.93%	96.21% / 95.22%	99.35% / 100.82%	
Count of Properties Listed:	10	10	5	5	
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%	
Average 'Days On Market':	40	40	26	54	
Qualified Conventional					
Count / Pct of Sales:	10 / 6.3%	10 / 6.3%	5 / 3.2%	5 / 3.2%	
Mean / Median Ratio of Sales:	97.78% / 97.93%	97.78% / 97.93%	96.21% / 95.22%	99.35% / 100.82%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$609,007 Average Current Yr Appr Val: \$641,324 Prev to Curr Pct Change: 5.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11154	PROVENCE 1 & 2 (SFR)	SLW	35	2	6%

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 5.7%	2 / 5.7%	2 / 5.7%	/
Mean / Median Ratio of Sales:	100.28% / 100.28%	100.28% / 100.28%	100.28% / 100.28%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%
Average 'Days On Market':	135	135	135	

Qualified Conventional

Count / Pct of Sales:	2 / 5.7%	2 / 5.7%	2 / 5.7%	/
Mean / Median Ratio of Sales:	100.28% / 100.28%	100.28% / 100.28%	100.28% / 100.28%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$625,418	Average Current Yr Appr Val: \$615,273	Prev to Curr Pct Change: -1.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1116 ALLENWOOD ESTS #2,3, BURNETT ADDN CEC 156 5 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.2%	5 / 3.2%	2 / 1.3%	3 / 1.9%
Mean / Median Ratio of Sales:	99.19% / 99.93%	99.19% / 99.93%	91.57% / 91.57%	104.27% / 104.4%
Count of Properties Listed:	5	5	2	3
Ratio of SalePrice / ListPrice:	108%	108%	100%	113%
Average 'Days On Market':	22	22	8	31

Qualified Conventional

Count / Pct of Sales:	5 / 3.2%	5 / 3.2%	2 / 1.3%	3 / 1.9%
Mean / Median Ratio of Sales:	99.19% / 99.93%	99.19% / 99.93%	91.57% / 91.57%	104.27% / 104.4%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	1.28% / 0.00%	1.28% / 0.00%	0.00% / 0.00%	1.28% / 0.00%

Average Previous Yr Appr Val: \$319,642

Average Current Yr Appr Val: \$318,112

Prev to Curr Pct Change: -0.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11165	HIGHLANDS@ WESTRIDGEFOSSIL	MKN	218	8	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 3.7%	7 / 3.2%	4 / 1.8%	4 / 1.8%	
Mean / Median Ratio of Sales:	100.66% / 100.14%	100.83% / 100.68%	99.02% / 99.02%	102.29% / 102.37%	
Count of Properties Listed:	8	7	4	4	
Ratio of SalePrice / ListPrice:	98%	99%	101%	96%	
Average 'Days On Market':	27	26	9	44	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 3.7%	7 / 3.2%	4 / 1.8%	4 / 1.8%	
Mean / Median Ratio of Sales:	100.66% / 100.14%	100.83% / 100.68%	99.02% / 99.02%	102.29% / 102.37%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$455,066 Average Current Yr Appr Val: \$454,088 Prev to Curr Pct Change: -0.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11168 PROSPER LAKE ON PRESTON 1 & 2 KAB 291 8 3%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 2.7%	8 / 2.7%	6 / 2.1%	2 / 0.7%
Mean / Median Ratio of Sales:	98.81% / 101.73%	98.81% / 101.73%	95.06% / 98.94%	110.05% / 110.05%
Count of Properties Listed:	8	8	6	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%
Average 'Days On Market':	45	45	33	82

Qualified Conventional

Count / Pct of Sales:	8 / 2.7%	8 / 2.7%	6 / 2.1%	2 / 0.7%
Mean / Median Ratio of Sales:	98.81% / 101.73%	98.81% / 101.73%	95.06% / 98.94%	110.05% / 110.05%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$968,099

Average Current Yr Appr Val: \$977,246

Prev to Curr Pct Change: 0.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1119 FOUNTAIN PARK 1,2,3,4 CEC 484 20 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 3.9%	19 / 3.9%	16 / 3.3%	3 / 0.6%
Mean / Median Ratio of Sales:	96.45% / 94.81%	96.45% / 94.81%	95.6% / 94.73%	101% / 101.55%
Count of Properties Listed:	19	19	16	3
Ratio of SalePrice / ListPrice:	99%	99%	100%	94%
Average 'Days On Market':	24	24	20	46

Qualified Conventional

Count / Pct of Sales:	19 / 3.9%	19 / 3.9%	16 / 3.3%	3 / 0.6%
Mean / Median Ratio of Sales:	96.45% / 94.81%	96.45% / 94.81%	95.6% / 94.73%	101% / 101.55%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/
Mean / Median Ratio of Sales:	110.89% / 110.89%	110.89% / 110.89%	110.89% / 110.89%	% / %
Average 'Days On Market':	3	3	3	

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.41% / 0.00%	0.41% / 0.00%	0.21% / 0.00%	0.21% / 0.00%

Average Previous Yr Appr Val: \$417,245

Average Current Yr Appr Val: \$388,161

Prev to Curr Pct Change: -6.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11206	HIGHLANDS @ WESTRIDGEVALOR	MKN	237	8	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 3.4%	7 / 3.0%	6 / 2.5%	2 / 0.8%	
Mean / Median Ratio of Sales:	100.65% / 99.97%	100.42% / 99.33%	100.86% / 99.97%	100.02% / 100.02%	
Count of Properties Listed:	8	7	6	2	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	32	33	23	60	
Qualified Conventional					
Count / Pct of Sales:	8 / 3.4%	7 / 3.0%	6 / 2.5%	2 / 0.8%	
Mean / Median Ratio of Sales:	100.65% / 99.97%	100.42% / 99.33%	100.86% / 99.97%	100.02% / 100.02%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.42% / 0.00%	0.42% / 0.00%	0.42% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$516,772
 Average Current Yr Appr Val: \$519,259
 Prev to Curr Pct Change: 0.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11207	WILMETH RIDGE	JEV	305	13	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	13 / 4.3%	12 / 3.9%	10 / 3.3%	3 / 1.0%	
Mean / Median Ratio of Sales:	99.74% / 99.82%	99.09% / 99.79%	98.88% / 99.79%	102.58% / 101.29%	
Count of Properties Listed:	13	12	10	3	
Ratio of SalePrice / ListPrice:	97%	97%	98%	93%	
Average 'Days On Market':	60	52	15	213	
Qualified Conventional					
Count / Pct of Sales:	13 / 4.3%	12 / 3.9%	10 / 3.3%	3 / 1.0%	
Mean / Median Ratio of Sales:	99.74% / 99.82%	99.09% / 99.79%	98.88% / 99.79%	102.58% / 101.29%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.33% / 0.00%	0.33% / 0.00%	0.00% / 0.00%	0.33% / 0.00%	

Average Previous Yr Appr Val: \$779,885
 Average Current Yr Appr Val: \$776,422
 Prev to Curr Pct Change: -0.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11208	BOZMAN FARMS EST 5A, 5B & 6	SDH	581	14	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	14 / 2.4%	13 / 2.2%	11 / 1.9%	3 / 0.5%	
Mean / Median Ratio of Sales:	100.79% / 99.83%	100.34% / 98.45%	100.13% / 98.45%	103.22% / 105.43%	
Count of Properties Listed:	14	13	11	3	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	24	25	18	44	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	14 / 2.4%	13 / 2.2%	11 / 1.9%	3 / 0.5%	
Mean / Median Ratio of Sales:	100.79% / 99.83%	100.34% / 98.45%	100.13% / 98.45%	103.22% / 105.43%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$481,145 Average Current Yr Appr Val: \$491,905 Prev to Curr Pct Change: 2.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11211 MONTGOMERY FARMS ESTATES 1,2B RAC 198 4 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	3 / 1.5%	1 / 0.5%
Mean / Median Ratio of Sales:	102.21% / 99.11%	102.21% / 99.11%	104.8% / 103.45%	94.44% / 94.44%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	96%
Average 'Days On Market':	28	28	15	67

Qualified Conventional

Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	3 / 1.5%	1 / 0.5%
Mean / Median Ratio of Sales:	102.21% / 99.11%	102.21% / 99.11%	104.8% / 103.45%	94.44% / 94.44%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,230,683

Average Current Yr Appr Val: \$1,317,261

Prev to Curr Pct Change: 7.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11216 TRAILS AT RIVERSTONE PH 1 & 2 DNB 563 20 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	20 / 3.6%	20 / 3.6%	16 / 2.8%	4 / 0.7%
Mean / Median Ratio of Sales:	101.02% / 100.2%	101.02% / 100.2%	99.84% / 99.88%	105.74% / 104.49%
Count of Properties Listed:	20	20	16	4
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	48	48	45	56

Qualified Conventional

Count / Pct of Sales:	20 / 3.6%	20 / 3.6%	16 / 2.8%	4 / 0.7%
Mean / Median Ratio of Sales:	101.02% / 100.2%	101.02% / 100.2%	99.84% / 99.88%	105.74% / 104.49%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	5 / 0	4 / 0	3 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.89% / 0.00%	0.71% / 0.00%	0.53% / 0.00%	0.36% / 0.00%

Average Previous Yr Appr Val: \$313,485

Average Current Yr Appr Val: \$310,975

Prev to Curr Pct Change: -0.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11216 2ST TRAILS AT RIVERSTONE PH 1 & 2 2 STORY HOMES

DNB

197

3

2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.5%	3 / 1.5%	3 / 1.5%	/
Mean / Median Ratio of Sales:	100.63% / 100.17%	100.63% / 100.17%	100.63% / 100.17%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	33	33	33	

Qualified Conventional

Count / Pct of Sales:	3 / 1.5%	3 / 1.5%	3 / 1.5%	/
Mean / Median Ratio of Sales:	100.63% / 100.17%	100.63% / 100.17%	100.63% / 100.17%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	2 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.52% / 0.00%	1.52% / 0.00%	1.02% / 0.00%	0.51% / 0.00%

Average Previous Yr Appr Val: \$367,226

Average Current Yr Appr Val: \$352,554

Prev to Curr Pct Change: -4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11218	WHITESTONE ESTATES 1,2,3,5	RAC	159	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 2.5%	4 / 2.5%	2 / 1.3%	2 / 1.3%	
Mean / Median Ratio of Sales:	98.97% / 99.39%	98.97% / 99.39%	99.39% / 99.39%	98.55% / 98.55%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	92%	92%	93%	91%	
Average 'Days On Market':	43	43	7	80	
Qualified Conventional					
Count / Pct of Sales:	4 / 2.5%	4 / 2.5%	2 / 1.3%	2 / 1.3%	
Mean / Median Ratio of Sales:	98.97% / 99.39%	98.97% / 99.39%	99.39% / 99.39%	98.55% / 98.55%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,509,132

Average Current Yr Appr Val: \$1,439,806

Prev to Curr Pct Change: -4.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11220	LILYANA 1-7	JRP	1147	79	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	79 / 6.9%	71 / 6.2%	45 / 3.9%	34 / 3.0%	
Mean / Median Ratio of Sales:	98.22% / 98.68%	97.78% / 97.56%	96.32% / 95.41%	100.74% / 100.42%	
Count of Properties Listed:	74	66	42	32	
Ratio of SalePrice / ListPrice:	95%	95%	96%	95%	
Average 'Days On Market':	57	56	52	64	
Qualified Conventional					
Count / Pct of Sales:	79 / 6.9%	71 / 6.2%	45 / 3.9%	34 / 3.0%	
Mean / Median Ratio of Sales:	98.22% / 98.68%	97.78% / 97.56%	96.32% / 95.41%	100.74% / 100.42%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$649,202 Average Current Yr Appr Val: \$655,962 Prev to Curr Pct Change: 1.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11229	GROVE AT CRAIG RANCH # 1,2	EGM	233	5	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 2.1%	4 / 1.7%	4 / 1.7%	1 / 0.4%	
Mean / Median Ratio of Sales:	99.77% / 99.89%	99.74% / 99.92%	99.74% / 99.92%	99.89% / 99.89%	
Count of Properties Listed:	5	4	4	1	
Ratio of SalePrice / ListPrice:	100%	101%	101%	96%	
Average 'Days On Market':	32	26	26	55	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 2.1%	4 / 1.7%	4 / 1.7%	1 / 0.4%	
Mean / Median Ratio of Sales:	99.77% / 99.89%	99.74% / 99.92%	99.74% / 99.92%	99.89% / 99.89%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	4 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.72% / 0.00%	1.72% / 0.00%	1.72% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$635,246
 Average Current Yr Appr Val: \$660,924
 Prev to Curr Pct Change: 4.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11244	VINEYARDS 1 & 2	AKY	283	7	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 2.5%	7 / 2.5%	4 / 1.4%	3 / 1.1%	
Mean / Median Ratio of Sales:	95.13% / 95.43%	95.13% / 95.43%	94.42% / 93.92%	96.08% / 95.53%	
Count of Properties Listed:	7	7	4	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%	
Average 'Days On Market':	41	41	29	58	
Qualified Conventional					
Count / Pct of Sales:	7 / 2.5%	7 / 2.5%	4 / 1.4%	3 / 1.1%	
Mean / Median Ratio of Sales:	95.13% / 95.43%	95.13% / 95.43%	94.42% / 93.92%	96.08% / 95.53%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$639,709 Average Current Yr Appr Val: \$588,611 Prev to Curr Pct Change: -7.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11249 UNIVERSITY PLACE 2 & 3 **CLW** **349** **13** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	13 / 3.7%	13 / 3.7%	5 / 1.4%	8 / 2.3%
Mean / Median Ratio of Sales:	99.32% / 99.77%	99.32% / 99.77%	100.13% / 98.41%	98.81% / 100.54%
Count of Properties Listed:	13	13	5	8
Ratio of SalePrice / ListPrice:	97%	97%	99%	96%
Average 'Days On Market':	35	35	13	49

Qualified Conventional

Count / Pct of Sales:	13 / 3.7%	13 / 3.7%	5 / 1.4%	8 / 2.3%
Mean / Median Ratio of Sales:	99.32% / 99.77%	99.32% / 99.77%	100.13% / 98.41%	98.81% / 100.54%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$715,544

Average Current Yr Appr Val: \$711,467

Prev to Curr Pct Change: -0.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1125	HIGH MEADOWS #1	CEC	182	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	3 / 1.6%	2 / 1.1%	
Mean / Median Ratio of Sales:	98.91% / 100.14%	98.91% / 100.14%	97.89% / 98.13%	100.44% / 100.44%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	99%	99%	100%	96%	
Average 'Days On Market':	66	66	49	93	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	3 / 1.6%	2 / 1.1%	
Mean / Median Ratio of Sales:	98.91% / 100.14%	98.91% / 100.14%	97.89% / 98.13%	100.44% / 100.44%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$326,811
 Average Current Yr Appr Val: \$309,797
 Prev to Curr Pct Change: -5.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11266 HERITAGE CREEKSIDE HOMES DMR 60 3 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 5.0%	3 / 5.0%	3 / 5.0%	/
Mean / Median Ratio of Sales:	99.31% / 100.1%	99.31% / 100.1%	99.31% / 100.1%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%
Average 'Days On Market':	30	30	30	

Qualified Conventional

Count / Pct of Sales:	3 / 5.0%	3 / 5.0%	3 / 5.0%	/
Mean / Median Ratio of Sales:	99.31% / 100.1%	99.31% / 100.1%	99.31% / 100.1%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$608,998

Average Current Yr Appr Val: \$653,024

Prev to Curr Pct Change: 7.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11273	HERITAGE CREEKSIDE 1,2 & 3	DMR	203	7	3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 3.4%	6 / 3.0%	5 / 2.5%	2 / 1.0%
Mean / Median Ratio of Sales:	98.57% / 99.87%	97.87% / 97.94%	96.56% / 96.01%	103.59% / 103.59%
Count of Properties Listed:	7	6	5	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	95%
Average 'Days On Market':	45	33	21	105

Qualified Conventional

Count / Pct of Sales:	7 / 3.4%	6 / 3.0%	5 / 2.5%	2 / 1.0%
Mean / Median Ratio of Sales:	98.57% / 99.87%	97.87% / 97.94%	96.56% / 96.01%	103.59% / 103.59%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.99% / 0.00%	0.99% / 0.00%	0.49% / 0.00%	0.49% / 0.00%

Average Previous Yr Appr Val: \$447,867

Average Current Yr Appr Val: \$425,249

Prev to Curr Pct Change: -5.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1128	HILLSIDES	CEC	816	38	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	36 / 4.4%	36 / 4.4%	26 / 3.2%	10 / 1.2%	
Mean / Median Ratio of Sales:	97.72% / 96.53%	97.72% / 96.53%	97.4% / 96%	98.56% / 99.83%	
Count of Properties Listed:	36	36	26	10	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	34	34	28	47	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	36 / 4.4%	36 / 4.4%	26 / 3.2%	10 / 1.2%	
Mean / Median Ratio of Sales:	97.72% / 96.53%	97.72% / 96.53%	97.4% / 96%	98.56% / 99.83%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	2 / 0.2%	2 / 0.2%	1 / 0.1%	1 / 0.1%	
Mean / Median Ratio of Sales:	118.58% / 118.58%	118.58% / 118.58%	114.89% / 114.89%	122.26% / 122.26%	
Average 'Days On Market':	27	27	37	18	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.25% / 0.00%	0.25% / 0.00%	0.25% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$287,491

Average Current Yr Appr Val: \$291,645

Prev to Curr Pct Change: 1.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11280	NORTHPOINTE CROSSING PH 2,3EAST	LHR	479	17	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	17 / 3.5%	17 / 3.5%	13 / 2.7%	4 / 0.8%	
Mean / Median Ratio of Sales:	93.15% / 91.44%	93.15% / 91.44%	90.32% / 89.58%	102.32% / 101.6%	
Count of Properties Listed:	17	17	13	4	
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%	
Average 'Days On Market':	69	69	64	84	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	17 / 3.5%	17 / 3.5%	13 / 2.7%	4 / 0.8%	
Mean / Median Ratio of Sales:	93.15% / 91.44%	93.15% / 91.44%	90.32% / 89.58%	102.32% / 101.6%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	5 / 0	5 / 0	2 / 0	3 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.04% / 0.00%	1.04% / 0.00%	0.42% / 0.00%	0.63% / 0.00%	

Average Previous Yr Appr Val: \$322,697

Average Current Yr Appr Val: \$293,566

Prev to Curr Pct Change: -9.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11283 RETREAT AT STONEBRIAR PH 1&2 AKJ 158 2 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.3%	2 / 1.3%	1 / 0.6%	1 / 0.6%
Mean / Median Ratio of Sales:	98.62% / 98.62%	98.62% / 98.62%	102.64% / 102.64%	94.59% / 94.59%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%
Average 'Days On Market':	32	32	54	11

Qualified Conventional

Count / Pct of Sales:	2 / 1.3%	2 / 1.3%	1 / 0.6%	1 / 0.6%
Mean / Median Ratio of Sales:	98.62% / 98.62%	98.62% / 98.62%	102.64% / 102.64%	94.59% / 94.59%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$756,152

Average Current Yr Appr Val: \$798,599

Prev to Curr Pct Change: 5.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11288 BLOOMRIDGE ADDITION PH 1-2 JEV 159 5 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.1%	5 / 3.1%	2 / 1.3%	3 / 1.9%
Mean / Median Ratio of Sales:	100.54% / 99.57%	100.54% / 99.57%	99.86% / 99.86%	101% / 94.44%
Count of Properties Listed:	5	5	2	3
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	53	53	53	52

Qualified Conventional

Count / Pct of Sales:	5 / 3.1%	5 / 3.1%	2 / 1.3%	3 / 1.9%
Mean / Median Ratio of Sales:	100.54% / 99.57%	100.54% / 99.57%	99.86% / 99.86%	101% / 94.44%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$602,239

Average Current Yr Appr Val: \$558,782

Prev to Curr Pct Change: -7.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11295	CREEK CROSSING 1 & 2	KAB	312	14	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	14 / 4.5%	13 / 4.2%	9 / 2.9%	5 / 1.6%	
Mean / Median Ratio of Sales:	98.03% / 99.15%	97.66% / 98.89%	97.59% / 97.7%	98.82% / 99.42%	
Count of Properties Listed:	14	13	9	5	
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%	
Average 'Days On Market':	31	23	25	42	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	14 / 4.5%	13 / 4.2%	9 / 2.9%	5 / 1.6%	
Mean / Median Ratio of Sales:	98.03% / 99.15%	97.66% / 98.89%	97.59% / 97.7%	98.82% / 99.42%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$378,295 Average Current Yr Appr Val: \$421,703 Prev to Curr Pct Change: 11.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11325 **NEW TOWNHOMES DAL/RICH** **CLW** **182** **8** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 4.4%	8 / 4.4%	6 / 3.3%	2 / 1.1%
Mean / Median Ratio of Sales:	99.59% / 100.02%	99.59% / 100.02%	99.44% / 99.28%	100.04% / 100.04%
Count of Properties Listed:	8	8	6	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	53	53	44	81

Qualified Conventional

Count / Pct of Sales:	8 / 4.4%	8 / 4.4%	6 / 3.3%	2 / 1.1%
Mean / Median Ratio of Sales:	99.59% / 100.02%	99.59% / 100.02%	99.44% / 99.28%	100.04% / 100.04%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$493,116

Average Current Yr Appr Val: \$510,148

Prev to Curr Pct Change: 3.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11331 ESTATES AT SHADDOCK PARK KMG 458 10 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 2.2%	9 / 2.0%	6 / 1.3%	4 / 0.9%
Mean / Median Ratio of Sales:	96.42% / 96.68%	95.64% / 96.46%	94.24% / 95.15%	99.7% / 99.97%
Count of Properties Listed:	10	9	6	4
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	40	41	22	66

Qualified Conventional

Count / Pct of Sales:	10 / 2.2%	9 / 2.0%	6 / 1.3%	4 / 0.9%
Mean / Median Ratio of Sales:	96.42% / 96.68%	95.64% / 96.46%	94.24% / 95.15%	99.7% / 99.97%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$955,071

Average Current Yr Appr Val: \$934,934

Prev to Curr Pct Change: -2.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11356	HUNTER LAKES PHASE 1 & 2	SBR	104	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 4.8%	5 / 4.8%	2 / 1.9%	3 / 2.9%	
Mean / Median Ratio of Sales:	99.05% / 100.68%	99.05% / 100.68%	96.76% / 96.76%	100.58% / 104.23%	
Count of Properties Listed:	5	5	2	3	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	53	53	57	50	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 4.8%	5 / 4.8%	2 / 1.9%	3 / 2.9%	
Mean / Median Ratio of Sales:	99.05% / 100.68%	99.05% / 100.68%	96.76% / 96.76%	100.58% / 104.23%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$724,953
 Average Current Yr Appr Val: \$709,333
 Prev to Curr Pct Change: -2.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11367 STAR TRAIL STANDARD NSH 602 22 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	22 / 3.7%	21 / 3.5%	9 / 1.5%	13 / 2.2%
Mean / Median Ratio of Sales:	98.85% / 100.03%	98.86% / 100.25%	100.74% / 100.27%	97.53% / 99.8%
Count of Properties Listed:	22	21	9	13
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	88	84	71	100

Qualified Conventional

Count / Pct of Sales:	22 / 3.7%	21 / 3.5%	9 / 1.5%	13 / 2.2%
Mean / Median Ratio of Sales:	98.85% / 100.03%	98.86% / 100.25%	100.74% / 100.27%	97.53% / 99.8%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$839,126

Average Current Yr Appr Val: \$848,236

Prev to Curr Pct Change: 1.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11375 BLUEWOOD PHASES 1-5 SDH 840 36 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	36 / 4.3%	34 / 4.0%	21 / 2.5%	15 / 1.8%
Mean / Median Ratio of Sales:	99.42% / 100.18%	99.25% / 100.05%	97.9% / 97.38%	101.54% / 102.2%
Count of Properties Listed:	36	34	21	15
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	52	51	43	64

Qualified Conventional

Count / Pct of Sales:	36 / 4.3%	34 / 4.0%	21 / 2.5%	15 / 1.8%
Mean / Median Ratio of Sales:	99.42% / 100.18%	99.25% / 100.05%	97.9% / 97.38%	101.54% / 102.2%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 1	1 / 1	1 / 1	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.12% / 0.12%	0.12% / 0.12%	0.12% / 0.12%	0.00% / 0.00%

Average Previous Yr Appr Val: \$519,768

Average Current Yr Appr Val: \$512,726

Prev to Curr Pct Change: -1.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11378	TRINITY FALLS 1A & 1B	LAK	401	16	4%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO				
Count / Pct of Sales:	16 / 4.0%	16 / 4.0%	12 / 3.0%	4 / 1.0%
Mean / Median Ratio of Sales:	98.61% / 100.28%	98.61% / 100.28%	98.88% / 100.28%	97.77% / 96.73%
Count of Properties Listed:	16	16	12	4
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	50	50	53	40
Qualified Conventional				
Count / Pct of Sales:	16 / 4.0%	16 / 4.0%	12 / 3.0%	4 / 1.0%
Mean / Median Ratio of Sales:	98.61% / 100.28%	98.61% / 100.28%	98.88% / 100.28%	97.77% / 96.73%
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$574,074	Average Current Yr Appr Val: \$568,218	Prev to Curr Pct Change: -1.02 %
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.		

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1138

ROLLING HILLS

CEC

353

13

4%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	13 / 3.7%	11 / 3.1%	8 / 2.3%	5 / 1.4%
Mean / Median Ratio of Sales:	100.51% / 101.74%	100.57% / 101.74%	100.26% / 102.11%	100.92% / 101.74%
Count of Properties Listed:	13	11	8	5
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	44	50	64	13

Qualified Conventional

Count / Pct of Sales:	13 / 3.7%	11 / 3.1%	8 / 2.3%	5 / 1.4%
Mean / Median Ratio of Sales:	100.51% / 101.74%	100.57% / 101.74%	100.26% / 102.11%	100.92% / 101.74%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	3 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.85% / 0.00%	0.85% / 0.00%	0.85% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$370,663

Average Current Yr Appr Val: \$369,944

Prev to Curr Pct Change: -0.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1139	TIMBER BEND	CEC	502	26	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	25 / 5.0%	24 / 4.8%	16 / 3.2%	9 / 1.8%	
Mean / Median Ratio of Sales:	95.24% / 95.08%	95.01% / 94.7%	92.06% / 91.01%	100.88% / 100.03%	
Count of Properties Listed:	24	23	15	9	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	53	55	52	55	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	25 / 5.0%	24 / 4.8%	16 / 3.2%	9 / 1.8%	
Mean / Median Ratio of Sales:	95.24% / 95.08%	95.01% / 94.7%	92.06% / 91.01%	100.88% / 100.03%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	/	1 / 0.2%	
Mean / Median Ratio of Sales:	114.64% / 114.64%	114.64% / 114.64%	% / %	114.64% / 114.64%	
Average 'Days On Market':	3	3		3	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.20% / 0.00%	0.20% / 0.00%	0.00% / 0.00%	0.20% / 0.00%	

Average Previous Yr Appr Val: \$377,139

Average Current Yr Appr Val: \$334,361

Prev to Curr Pct Change: -11.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11391	STAR TRAIL SUPERIOR				NSH	429	29	7%
Mkt Cd:								
	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	29 / 6.8%		27 / 6.3%		18 / 4.2%		11 / 2.6%	
Mean / Median Ratio of Sales:	100.06% / 99.33%		99.16% / 98.75%		98.9% / 100.94%		101.96% / 99.33%	
Count of Properties Listed:	29		27		18		11	
Ratio of SalePrice / ListPrice:	96%		96%		96%		96%	
Average 'Days On Market':	123		123		122		124	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	29 / 6.8%		27 / 6.3%		18 / 4.2%		11 / 2.6%	
Mean / Median Ratio of Sales:	100.06% / 99.33%		99.16% / 98.75%		98.9% / 100.94%		101.96% / 99.33%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,170,551

Average Current Yr Appr Val: \$1,136,482

Prev to Curr Pct Change: -2.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11422	WADE SETTLEMENT PH 1&2	AKJ	240	36	15%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	36 / 15.0%	36 / 15.0%	24 / 10.0%	12 / 5.0%
Mean / Median Ratio of Sales:	100.16% / 100.13%	100.16% / 100.13%	100.95% / 100.9%	98.59% / 98.15%
Count of Properties Listed:	34	34	22	12
Ratio of SalePrice / ListPrice:	95%	95%	95%	95%
Average 'Days On Market':	87	87	81	97
<u>Qualified Conventional</u>				
Count / Pct of Sales:	36 / 15.0%	36 / 15.0%	24 / 10.0%	12 / 5.0%
Mean / Median Ratio of Sales:	100.16% / 100.13%	100.16% / 100.13%	100.95% / 100.9%	98.59% / 98.15%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$534,380

Average Current Yr Appr Val: \$531,730

Prev to Curr Pct Change: -0.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11426	VAN BUREN ESTATES 1 & 2	HRH	81	8	10%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 9.9%	7 / 8.6%	7 / 8.6%	1 / 1.2%	
Mean / Median Ratio of Sales:	102.14% / 99.55%	102.8% / 100.11%	102.8% / 100.11%	97.57% / 97.57%	
Count of Properties Listed:	8	7	7	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	65	64	64	69	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 9.9%	7 / 8.6%	7 / 8.6%	1 / 1.2%	
Mean / Median Ratio of Sales:	102.14% / 99.55%	102.8% / 100.11%	102.8% / 100.11%	97.57% / 97.57%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$990,943 Average Current Yr Appr Val: \$1,046,179 Prev to Curr Pct Change: 5.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11436	GARILEN1B/GROVE 2	EGM	945	26	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	26 / 2.8%	26 / 2.8%	19 / 2.0%	7 / 0.7%	
Mean / Median Ratio of Sales:	100.68% / 100.17%	100.68% / 100.17%	100.24% / 97.53%	101.88% / 104.03%	
Count of Properties Listed:	26	26	19	7	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	32	32	20	66	
Qualified Conventional					
Count / Pct of Sales:	26 / 2.8%	26 / 2.8%	19 / 2.0%	7 / 0.7%	
Mean / Median Ratio of Sales:	100.68% / 100.17%	100.68% / 100.17%	100.24% / 97.53%	101.88% / 104.03%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$943,176 Average Current Yr Appr Val: \$1,015,624 Prev to Curr Pct Change: 7.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1144 **WHISENANT #1** **CEC** **137** **6** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.6%	4 / 2.9%	4 / 2.9%	1 / 0.7%
Mean / Median Ratio of Sales:	98.95% / 99.84%	99.78% / 100.07%	99.78% / 100.07%	95.63% / 95.63%
Count of Properties Listed:	5	4	4	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	97%
Average 'Days On Market':	17	17	17	16

Qualified Conventional

Count / Pct of Sales:	5 / 3.6%	4 / 2.9%	4 / 2.9%	1 / 0.7%
Mean / Median Ratio of Sales:	98.95% / 99.84%	99.78% / 100.07%	99.78% / 100.07%	95.63% / 95.63%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.7%	/	/	1 / 0.7%
Mean / Median Ratio of Sales:	107.83% / 107.83%	% / %	% / %	107.83% / 107.83%
Average 'Days On Market':	15			15

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$271,513

Average Current Yr Appr Val: \$268,449

Prev to Curr Pct Change: -1.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11443 AUBURNDALE PHASE 1 & 2 KAB 238 7 3%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 2.9%	7 / 2.9%	6 / 2.5%	1 / 0.4%
Mean / Median Ratio of Sales:	97.45% / 100.13%	97.45% / 100.13%	96.63% / 96.73%	102.42% / 102.42%
Count of Properties Listed:	7	7	6	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	96%
Average 'Days On Market':	37	37	43	5

Qualified Conventional

Count / Pct of Sales:	7 / 2.9%	7 / 2.9%	6 / 2.5%	1 / 0.4%
Mean / Median Ratio of Sales:	97.45% / 100.13%	97.45% / 100.13%	96.63% / 96.73%	102.42% / 102.42%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.42% / 0.00%	0.42% / 0.00%	0.42% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$444,190

Average Current Yr Appr Val: \$421,965

Prev to Curr Pct Change: -5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11448 PARK TRAILS PH 2,3 DNB 271 8 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 3.0%	7 / 2.6%	5 / 1.8%	3 / 1.1%
Mean / Median Ratio of Sales:	100.94% / 100.05%	100.62% / 99.84%	99.04% / 99.84%	104.11% / 103.23%
Count of Properties Listed:	8	7	5	3
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	60	65	59	61

Qualified Conventional

Count / Pct of Sales:	8 / 3.0%	7 / 2.6%	5 / 1.8%	3 / 1.1%
Mean / Median Ratio of Sales:	100.94% / 100.05%	100.62% / 99.84%	99.04% / 99.84%	104.11% / 103.23%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.37% / 0.00%	0.37% / 0.00%	0.37% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$307,089

Average Current Yr Appr Val: \$294,811

Prev to Curr Pct Change: -4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11448 2ST PARK TRAILS PH 2,3 TWO STORY DNB 159 9 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 5.7%	8 / 5.0%	1 / 0.6%	8 / 5.0%
Mean / Median Ratio of Sales:	98.43% / 99.35%	97.65% / 98.52%	83.36% / 83.36%	100.32% / 99.67%
Count of Properties Listed:	9	8	1	8
Ratio of SalePrice / ListPrice:	93%	94%	97%	93%
Average 'Days On Market':	78	72	35	84

Qualified Conventional

Count / Pct of Sales:	9 / 5.7%	8 / 5.0%	1 / 0.6%	8 / 5.0%
Mean / Median Ratio of Sales:	98.43% / 99.35%	97.65% / 98.52%	83.36% / 83.36%	100.32% / 99.67%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.63% / 0.00%	0.63% / 0.00%	0.63% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$344,214

Average Current Yr Appr Val: \$296,934

Prev to Curr Pct Change: -13.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11449	ACARDIA FARMS	IRS	970	33	3%
Mkt Cd:	Green Nbhd				
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	33 / 3.4%	31 / 3.2%	21 / 2.2%	12 / 1.2%	
Mean / Median Ratio of Sales:	99.09% / 98.78%	99.09% / 98.78%	98.55% / 98.41%	100.05% / 100.28%	
Count of Properties Listed:	33	31	21	12	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	41	40	44	35	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	33 / 3.4%	31 / 3.2%	21 / 2.2%	12 / 1.2%	
Mean / Median Ratio of Sales:	99.09% / 98.78%	99.09% / 98.78%	98.55% / 98.41%	100.05% / 100.28%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.10% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.10% / 0.00%	

Average Previous Yr Appr Val: \$350,987

Average Current Yr Appr Val: \$341,576

Prev to Curr Pct Change: -2.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11458	LAKE FOREST 1A & 1B	SBR	172	9	5%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11483	COLLINSBROOK FARM 1 - 4	SLW	499	9	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 1.8%	9 / 1.8%	6 / 1.2%	3 / 0.6%	
Mean / Median Ratio of Sales:	100.85% / 99.98%	100.85% / 99.98%	100.7% / 100.54%	101.14% / 98.02%	
Count of Properties Listed:	7	7	4	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%	
Average 'Days On Market':	33	33	47	16	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 1.8%	9 / 1.8%	6 / 1.2%	3 / 0.6%	
Mean / Median Ratio of Sales:	100.85% / 99.98%	100.85% / 99.98%	100.7% / 100.54%	101.14% / 98.02%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$877,541
 Average Current Yr Appr Val: \$902,214
 Prev to Curr Pct Change: 2.81 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11497 PARKER RANCH ESTATES PHASE 1-5 RAC 193 4 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.1%	4 / 2.1%	3 / 1.6%	1 / 0.5%
Mean / Median Ratio of Sales:	100.36% / 100%	100.36% / 100%	99.23% / 96.25%	103.75% / 103.75%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	310%	310%	381%	95%
Average 'Days On Market':	102	102	129	20

Qualified Conventional

Count / Pct of Sales:	4 / 2.1%	4 / 2.1%	3 / 1.6%	1 / 0.5%
Mean / Median Ratio of Sales:	100.36% / 100%	100.36% / 100%	99.23% / 96.25%	103.75% / 103.75%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,373,128

Average Current Yr Appr Val: \$1,412,813

Prev to Curr Pct Change: 2.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1150	WINDRIDGE #1 & #2	AKJ	611	24	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	23 / 3.8%	23 / 3.8%	17 / 2.8%	6 / 1.0%	
Mean / Median Ratio of Sales:	100.82% / 98.19%	100.82% / 98.19%	101.1% / 97.95%	100.02% / 99.49%	
Count of Properties Listed:	23	23	17	6	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	40	40	35	54	
Qualified Conventional					
Count / Pct of Sales:	23 / 3.8%	23 / 3.8%	17 / 2.8%	6 / 1.0%	
Mean / Median Ratio of Sales:	100.82% / 98.19%	100.82% / 98.19%	101.1% / 97.95%	100.02% / 99.49%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/	
Mean / Median Ratio of Sales:	104.36% / 104.36%	104.36% / 104.36%	104.36% / 104.36%	% / %	
Average 'Days On Market':	6	6	6		
Foreclosures					
Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	2 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.65% / 0.00%	0.65% / 0.00%	0.33% / 0.00%	0.33% / 0.00%	

Average Previous Yr Appr Val: \$289,722 Average Current Yr Appr Val: \$287,468 Prev to Curr Pct Change: -0.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11500	BROOKSIDE 1 & 2	SBR	184	10	5%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 4.3%	8 / 4.3%	5 / 2.7%	3 / 1.6%	
Mean / Median Ratio of Sales:	100.3% / 99.26%	100.3% / 99.26%	98.96% / 97.5%	102.52% / 100.8%	
Count of Properties Listed:	8	8	5	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	132	132	127	142	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 4.3%	8 / 4.3%	5 / 2.7%	3 / 1.6%	
Mean / Median Ratio of Sales:	100.3% / 99.26%	100.3% / 99.26%	98.96% / 97.5%	102.52% / 100.8%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	2 / 1.1%	2 / 1.1%	/	2 / 1.1%	
Mean / Median Ratio of Sales:	111.7% / 111.7%	111.7% / 111.7%	% / %	111.7% / 111.7%	
Average 'Days On Market':	44	44		44	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.09% / 0.00%	1.09% / 0.00%	1.09% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$505,196 Average Current Yr Appr Val: \$493,628 Prev to Curr Pct Change: -2.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11511-PH	FRISCO SPRINGS PATIO HOMES	LEM	57	3	5%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 5.3%	3 / 5.3%	2 / 3.5%	1 / 1.8%
Mean / Median Ratio of Sales:	99.93% / 100.05%	99.93% / 100.05%	99.87% / 99.87%	100.05% / 100.05%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	97%	100%
Average 'Days On Market':	35	35	51	4
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 5.3%	3 / 5.3%	2 / 3.5%	1 / 1.8%
Mean / Median Ratio of Sales:	99.93% / 100.05%	99.93% / 100.05%	99.87% / 99.87%	100.05% / 100.05%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$602,705	Average Current Yr Appr Val: \$636,165	Prev to Curr Pct Change:	5.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11511-SFR

FRISCO SPRINGS SFR

LEM

116

9

8%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	9 / 7.8%	9 / 7.8%	8 / 6.9%	1 / 0.9%
Mean / Median Ratio of Sales:	98.91% / 97.55%	98.91% / 97.55%	97.86% / 97.4%	107.26% / 107.26%
Count of Properties Listed:	9	9	8	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	94%
Average 'Days On Market':	136	136	134	148
<u>Qualified Conventional</u>				
Count / Pct of Sales:	9 / 7.8%	9 / 7.8%	8 / 6.9%	1 / 0.9%
Mean / Median Ratio of Sales:	98.91% / 97.55%	98.91% / 97.55%	97.86% / 97.4%	107.26% / 107.26%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$799,222

Average Current Yr Appr Val: \$917,869

Prev to Curr Pct Change: 14.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11520	WEST CROSSING PH 6,7,8,9,11	LHR	480	20	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	20 / 4.2%	19 / 4.0%	12 / 2.5%	8 / 1.7%	
Mean / Median Ratio of Sales:	101.96% / 100.22%	102.05% / 100.27%	100.73% / 100.08%	103.81% / 100.34%	
Count of Properties Listed:	20	19	12	8	
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%	
Average 'Days On Market':	113	103	104	126	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	20 / 4.2%	19 / 4.0%	12 / 2.5%	8 / 1.7%	
Mean / Median Ratio of Sales:	101.96% / 100.22%	102.05% / 100.27%	100.73% / 100.08%	103.81% / 100.34%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$434,459 Average Current Yr Appr Val: \$418,512 Prev to Curr Pct Change: -3.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1153 **BOSTIC #1** **SDH** **460** **12** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 2.4%	11 / 2.4%	8 / 1.7%	3 / 0.7%
Mean / Median Ratio of Sales:	98.84% / 100.14%	98.84% / 100.14%	96.17% / 94.18%	105.95% / 107.52%
Count of Properties Listed:	11	11	8	3
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	78	78	79	74

Qualified Conventional

Count / Pct of Sales:	11 / 2.4%	11 / 2.4%	8 / 1.7%	3 / 0.7%
Mean / Median Ratio of Sales:	98.84% / 100.14%	98.84% / 100.14%	96.17% / 94.18%	105.95% / 107.52%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/
Mean / Median Ratio of Sales:	97.31% / 97.31%	97.31% / 97.31%	97.31% / 97.31%	% / %
Average 'Days On Market':	39	39	39	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$219,392

Average Current Yr Appr Val: \$219,192

Prev to Curr Pct Change: -0.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11535 RIGVIEW CROSSING PH 1A,1B,2A,2B AKY 265 6 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 2.3%	6 / 2.3%	6 / 2.3%	/
Mean / Median Ratio of Sales:	98.67% / 99.9%	98.67% / 99.9%	98.67% / 99.9%	% / %
Count of Properties Listed:	6	6	6	
Ratio of SalePrice / ListPrice:	94%	94%	94%	%
Average 'Days On Market':	7	7	7	

Qualified Conventional

Count / Pct of Sales:	6 / 2.3%	6 / 2.3%	6 / 2.3%	/
Mean / Median Ratio of Sales:	98.67% / 99.9%	98.67% / 99.9%	98.67% / 99.9%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$885,100

Average Current Yr Appr Val: \$926,905

Prev to Curr Pct Change: 4.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1153DUP	BOSTIC #01 (DUPLEX)	SDH	199	4	2%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	4 / 2.0%	/
Mean / Median Ratio of Sales:	99.84% / 99.9%	99.84% / 99.9%	99.84% / 99.9%	% / %
Count of Properties Listed:	4	4	4	
Ratio of SalePrice / ListPrice:	130%	130%	130%	%
Average 'Days On Market':	11	11	11	

Qualified Conventional

Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	4 / 2.0%	/
Mean / Median Ratio of Sales:	99.84% / 99.9%	99.84% / 99.9%	99.84% / 99.9%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$234,693	Average Current Yr Appr Val: \$232,557	Prev to Curr Pct Change: -0.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11550 KINGDOM COURT PH 1-2 VLH 12

Mkt Cd: Blue Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$420,205 Average Current Yr Appr Val: \$410,152 Prev to Curr Pct Change: -2.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11561INSPIRATION PHASE 4A & 4B

SDH31

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$881,410

Average Current Yr Appr Val: \$873,636

Prev to Curr Pct Change: -0.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$778,035

Average Current Yr Appr Val: \$738,159

Prev to Curr Pct Change: -5.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11580

AUBURN HILLS 4 & 6

LEM

261

7

3%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	7 / 2.7%	7 / 2.7%	7 / 2.7%	/
Mean / Median Ratio of Sales:	101.03% / 100%	101.03% / 100%	101.03% / 100%	% / %
Count of Properties Listed:	7	7	7	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	23	23	23	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	7 / 2.7%	7 / 2.7%	7 / 2.7%	/
Mean / Median Ratio of Sales:	101.03% / 100%	101.03% / 100%	101.03% / 100%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$599,486

Average Current Yr Appr Val: \$584,255

Prev to Curr Pct Change: -2.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11595N

EDGEWOOD ZLL NORMANDY

KMG

92

3

3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.3%	3 / 3.3%	2 / 2.2%	1 / 1.1%
Mean / Median Ratio of Sales:	100.36% / 103.16%	100.36% / 103.16%	103.2% / 103.2%	94.67% / 94.67%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	31	31	19	56

Qualified Conventional

Count / Pct of Sales:	3 / 3.3%	3 / 3.3%	2 / 2.2%	1 / 1.1%
Mean / Median Ratio of Sales:	100.36% / 103.16%	100.36% / 103.16%	103.2% / 103.2%	94.67% / 94.67%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$755,684

Average Current Yr Appr Val: \$665,586

Prev to Curr Pct Change: -11.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11599	LIGHT FARMS BRENHAM	KAB	235	12	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	12 / 5.1%	12 / 5.1%	8 / 3.4%	4 / 1.7%	
Mean / Median Ratio of Sales:	98.16% / 98.1%	98.16% / 98.1%	97.78% / 97.16%	98.94% / 98.84%	
Count of Properties Listed:	11	11	7	4	
Ratio of SalePrice / ListPrice:	96%	96%	97%	94%	
Average 'Days On Market':	75	75	58	106	
Qualified Conventional					
Count / Pct of Sales:	12 / 5.1%	12 / 5.1%	8 / 3.4%	4 / 1.7%	
Mean / Median Ratio of Sales:	98.16% / 98.1%	98.16% / 98.1%	97.78% / 97.16%	98.94% / 98.84%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$550,013
 Average Current Yr Appr Val: \$537,711
 Prev to Curr Pct Change: -2.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1163	HOLIDAY TERRACE #01	SDH	130	7	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 5.4%	7 / 5.4%	4 / 3.1%	3 / 2.3%	
Mean / Median Ratio of Sales:	99.35% / 99.85%	99.35% / 99.85%	99% / 99.47%	99.82% / 99.85%	
Count of Properties Listed:	7	7	4	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%	
Average 'Days On Market':	65	65	91	30	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 5.4%	7 / 5.4%	4 / 3.1%	3 / 2.3%	
Mean / Median Ratio of Sales:	99.35% / 99.85%	99.35% / 99.85%	99% / 99.47%	99.82% / 99.85%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$265,202

Average Current Yr Appr Val: \$230,131

Prev to Curr Pct Change: -13.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11671	CAMDEN PARK 1, 2 & 3	AKJ	282	14	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	14 / 5.0%	14 / 5.0%	11 / 3.9%	3 / 1.1%	
Mean / Median Ratio of Sales:	100.41% / 98.12%	100.41% / 98.12%	100.03% / 97.05%	101.79% / 101.19%	
Count of Properties Listed:	14	14	11	3	
Ratio of SalePrice / ListPrice:	97%	97%	96%	99%	
Average 'Days On Market':	57	57	55	65	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	14 / 5.0%	14 / 5.0%	11 / 3.9%	3 / 1.1%	
Mean / Median Ratio of Sales:	100.41% / 98.12%	100.41% / 98.12%	100.03% / 97.05%	101.79% / 101.19%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.71% / 0.00%	0.71% / 0.00%	0.35% / 0.00%	0.35% / 0.00%	

Average Previous Yr Appr Val: \$290,535 Average Current Yr Appr Val: \$287,269 Prev to Curr Pct Change: -1.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11697 LEGENDS AT TWIN CREEKS PH 1 & 2 AKY 235 20 9%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	20 / 8.5%	20 / 8.5%	17 / 7.2%	3 / 1.3%
Mean / Median Ratio of Sales:	100.58% / 98.09%	100.58% / 98.09%	101.48% / 98.68%	95.51% / 93%
Count of Properties Listed:	17	17	14	3
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%
Average 'Days On Market':	67	67	72	41

Qualified Conventional

Count / Pct of Sales:	20 / 8.5%	20 / 8.5%	17 / 7.2%	3 / 1.3%
Mean / Median Ratio of Sales:	100.58% / 98.09%	100.58% / 98.09%	101.48% / 98.68%	95.51% / 93%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$602,487

Average Current Yr Appr Val: \$595,667

Prev to Curr Pct Change: -1.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11704	BUFFALO RIDGE PHASE 2 & 3	SDH	172	8	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 4.7%	8 / 4.7%	6 / 3.5%	2 / 1.2%	
Mean / Median Ratio of Sales:	99.64% / 100.24%	99.64% / 100.24%	98.58% / 99.63%	102.8% / 102.8%	
Count of Properties Listed:	8	8	6	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	75	75	61	119	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 4.7%	8 / 4.7%	6 / 3.5%	2 / 1.2%	
Mean / Median Ratio of Sales:	99.64% / 100.24%	99.64% / 100.24%	98.58% / 99.63%	102.8% / 102.8%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$510,175
 Average Current Yr Appr Val: \$480,465
 Prev to Curr Pct Change: -5.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11715 **MAGNOLIA PH 1-4** **VLH** **669** **26** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	26 / 3.9%	26 / 3.9%	14 / 2.1%	12 / 1.8%
Mean / Median Ratio of Sales:	99.27% / 99.77%	99.27% / 99.77%	96.86% / 96.72%	102.08% / 102.5%
Count of Properties Listed:	26	26	14	12
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	89	89	70	112

Qualified Conventional

Count / Pct of Sales:	26 / 3.9%	26 / 3.9%	14 / 2.1%	12 / 1.8%
Mean / Median Ratio of Sales:	99.27% / 99.77%	99.27% / 99.77%	96.86% / 96.72%	102.08% / 102.5%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	7 / 0	8 / 0	4 / 0	4 / 0
Pct of Props 'Posted' / 'Struck Off':	1.05% / 0.00%	1.20% / 0.00%	0.60% / 0.00%	0.60% / 0.00%

Average Previous Yr Appr Val: \$283,485

Average Current Yr Appr Val: \$277,939

Prev to Curr Pct Change: -1.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11753	INSPIRATION PHASE 5A3, 6, 7A, 7B, 8A, & 8B	SDH	538	53	10%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	53 / 9.9%	52 / 9.7%	31 / 5.8%	22 / 4.1%	
Mean / Median Ratio of Sales:	100.53% / 100.06%	100.33% / 99.91%	100.64% / 100.87%	100.39% / 99.72%	
Count of Properties Listed:	51	50	29	22	
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%	
Average 'Days On Market':	145	147	180	100	
Qualified Conventional					
Count / Pct of Sales:	53 / 9.9%	52 / 9.7%	31 / 5.8%	22 / 4.1%	
Mean / Median Ratio of Sales:	100.53% / 100.06%	100.33% / 99.91%	100.64% / 100.87%	100.39% / 99.72%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$680,992
 Average Current Yr Appr Val: \$706,297
 Prev to Curr Pct Change: 3.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1179	WESTWINDS MEADOWS	SDH	373	6	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 1.6%	6 / 1.6%	3 / 0.8%	3 / 0.8%	
Mean / Median Ratio of Sales:	104.08% / 99.83%	104.08% / 99.83%	105.44% / 97.67%	102.72% / 100.72%	
Count of Properties Listed:	6	6	3	3	
Ratio of SalePrice / ListPrice:	92%	92%	87%	97%	
Average 'Days On Market':	73	73	69	76	
Qualified Conventional					
Count / Pct of Sales:	6 / 1.6%	6 / 1.6%	3 / 0.8%	3 / 0.8%	
Mean / Median Ratio of Sales:	104.08% / 99.83%	104.08% / 99.83%	105.44% / 97.67%	102.72% / 100.72%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$318,578 Average Current Yr Appr Val: \$288,282 Prev to Curr Pct Change: -9.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11795	PARK PLACE AT ANNA PH 1&2	NSH	154	7	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 4.5%	7 / 4.5%	5 / 3.2%	2 / 1.3%	
Mean / Median Ratio of Sales:	96.86% / 100.1%	96.86% / 100.1%	95.13% / 94.5%	101.18% / 101.18%	
Count of Properties Listed:	7	7	5	2	
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%	
Average 'Days On Market':	78	78	91	48	
Qualified Conventional					
Count / Pct of Sales:	7 / 4.5%	7 / 4.5%	5 / 3.2%	2 / 1.3%	
Mean / Median Ratio of Sales:	96.86% / 100.1%	96.86% / 100.1%	95.13% / 94.5%	101.18% / 101.18%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$374,214 Average Current Yr Appr Val: \$379,835 Prev to Curr Pct Change: 1.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11801	Del Webb- Trinity Falls	LAK	548	45	8%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	45 / 8.2%	41 / 7.5%	34 / 6.2%	11 / 2.0%
Mean / Median Ratio of Sales:	100.91% / 99.61%	101.3% / 100.25%	101.66% / 99.81%	98.6% / 99.61%
Count of Properties Listed:	31	27	20	11
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%
Average 'Days On Market':	92	94	98	80

Qualified Conventional

Count / Pct of Sales:	45 / 8.2%	41 / 7.5%	34 / 6.2%	11 / 2.0%
Mean / Median Ratio of Sales:	100.91% / 99.61%	101.3% / 100.25%	101.66% / 99.81%	98.6% / 99.61%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$432,305	Average Current Yr Appr Val: \$440,899	Prev to Curr Pct Change:	1.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11824	TRINITY FALLS 4A,4BS.4C & 4E	LAK	119	7	6%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	7 / 5.9%	7 / 5.9%	4 / 3.4%	3 / 2.5%
Mean / Median Ratio of Sales:	97.11% / 97.9%	97.11% / 97.9%	99.41% / 98.92%	94.04% / 97.9%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	99%	99%	101%	98%
Average 'Days On Market':	71	71	63	83
<u>Qualified Conventional</u>				
Count / Pct of Sales:	7 / 5.9%	7 / 5.9%	4 / 3.4%	3 / 2.5%
Mean / Median Ratio of Sales:	97.11% / 97.9%	97.11% / 97.9%	99.41% / 98.92%	94.04% / 97.9%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$470,249	Average Current Yr Appr Val: \$460,535	Prev to Curr Pct Change: -2.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11831	BLUFF CREEK ESTATES 1 & 2	AKJ	114	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 2.6%	3 / 2.6%	1 / 0.9%	2 / 1.8%	
Mean / Median Ratio of Sales:	99.73% / 100.32%	99.73% / 100.32%	102.64% / 102.64%	98.28% / 98.28%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	101%	101%	99%	102%	
Average 'Days On Market':	6	6	3	7	
Qualified Conventional					
Count / Pct of Sales:	3 / 2.6%	3 / 2.6%	1 / 0.9%	2 / 1.8%	
Mean / Median Ratio of Sales:	99.73% / 100.32%	99.73% / 100.32%	102.64% / 102.64%	98.28% / 98.28%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$656,760
 Average Current Yr Appr Val: \$730,665
 Prev to Curr Pct Change: 11.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11845 HIDDEN CREEK POINTE, CROSSWOOD CREEK EST

KLC 35

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$2,225,507 Average Current Yr Appr Val: \$2,177,262 Prev to Curr Pct Change: -2.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11848	WESTON RIDGE 1 & 2	LAK	176	8	5%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	8 / 4.5%		8 / 4.5%		8 / 4.5%		/	
Mean / Median Ratio of Sales:	101.63%	/ 100.2%	101.63%	/ 100.2%	101.63%	/ 100.2%	% /	%
Count of Properties Listed:	8		8		8			
Ratio of SalePrice / ListPrice:	99%		99%		99%		%	
Average 'Days On Market':	38		38		38			
<u>Qualified Conventional</u>								
Count / Pct of Sales:	8 / 4.5%		8 / 4.5%		8 / 4.5%		/	
Mean / Median Ratio of Sales:	101.63%	/ 100.2%	101.63%	/ 100.2%	101.63%	/ 100.2%	% /	%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$402,026

Average Current Yr Appr Val: \$415,014

Prev to Curr Pct Change: 3.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1186	WYLWOOD ESTATES #04	SDH	290	11	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	11 / 3.8%	11 / 3.8%	9 / 3.1%	2 / 0.7%	
Mean / Median Ratio of Sales:	98.38% / 100.19%	98.38% / 100.19%	97.89% / 96.56%	100.56% / 100.56%	
Count of Properties Listed:	10	10	8	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	33	33	36	21	
Qualified Conventional					
Count / Pct of Sales:	11 / 3.8%	11 / 3.8%	9 / 3.1%	2 / 0.7%	
Mean / Median Ratio of Sales:	98.38% / 100.19%	98.38% / 100.19%	97.89% / 96.56%	100.56% / 100.56%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 1	2 / 1	2 / 1	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.69% / 0.34%	0.69% / 0.34%	0.69% / 0.34%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$390,823 Average Current Yr Appr Val: \$377,603 Prev to Curr Pct Change: -3.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11870	BROOKSIDE	IRS	443	16	4%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1192	VILLAGE OF ELDORADO 1,2,3,4,5,FOREST CTCREEK	SBR	363	25	7%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	25 / 6.9%	24 / 6.6%	16 / 4.4%	9 / 2.5%	
Mean / Median Ratio of Sales:	101.26% / 102.29%	101.1% / 102.09%	102.08% / 103.31%	99.82% / 101.9%	
Count of Properties Listed:	25	24	16	9	
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%	
Average 'Days On Market':	54	52	51	58	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	25 / 6.9%	24 / 6.6%	16 / 4.4%	9 / 2.5%	
Mean / Median Ratio of Sales:	101.26% / 102.29%	101.1% / 102.09%	102.08% / 103.31%	99.82% / 101.9%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$726,782 Average Current Yr Appr Val: \$765,862 Prev to Curr Pct Change: 5.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11920 WINCHESTER CROSSING IRS 1701 75 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	75 / 4.4%	75 / 4.4%	44 / 2.6%	31 / 1.8%
Mean / Median Ratio of Sales:	97.4% / 97.39%	97.4% / 97.39%	95.61% / 94.94%	99.95% / 99.74%
Count of Properties Listed:	66	66	39	27
Ratio of SalePrice / ListPrice:	95%	95%	96%	93%
Average 'Days On Market':	199	199	141	283

Qualified Conventional

Count / Pct of Sales:	75 / 4.4%	75 / 4.4%	44 / 2.6%	31 / 1.8%
Mean / Median Ratio of Sales:	97.4% / 97.39%	97.4% / 97.39%	95.61% / 94.94%	99.95% / 99.74%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.06% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.06% / 0.00%

Average Previous Yr Appr Val: \$316,541

Average Current Yr Appr Val: \$316,216

Prev to Curr Pct Change: -0.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11921 LEGACY GARDEN 1, 1C, 2 NSH 154 11 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 7.1%	9 / 5.8%	5 / 3.2%	6 / 3.9%
Mean / Median Ratio of Sales:	101.6% / 100.07%	102.87% / 102.51%	106.82% / 113.56%	97.24% / 97.15%
Count of Properties Listed:	11	9	5	6
Ratio of SalePrice / ListPrice:	94%	95%	95%	94%
Average 'Days On Market':	101	100	135	72

Qualified Conventional

Count / Pct of Sales:	11 / 7.1%	9 / 5.8%	5 / 3.2%	6 / 3.9%
Mean / Median Ratio of Sales:	101.6% / 100.07%	102.87% / 102.51%	106.82% / 113.56%	97.24% / 97.15%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$960,059

Average Current Yr Appr Val: \$1,037,609

Prev to Curr Pct Change: 8.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11922A WELLSPRING EST, FIRST TEXAS HOMES JEV 111 9 8%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 8.1%	8 / 7.2%	4 / 3.6%	5 / 4.5%
Mean / Median Ratio of Sales:	102.12% / 101.78%	102.17% / 100.99%	101.96% / 100.99%	102.26% / 101.78%
Count of Properties Listed:	9	8	4	5
Ratio of SalePrice / ListPrice:	94%	94%	94%	94%
Average 'Days On Market':	51	54	34	65

Qualified Conventional

Count / Pct of Sales:	9 / 8.1%	8 / 7.2%	4 / 3.6%	5 / 4.5%
Mean / Median Ratio of Sales:	102.12% / 101.78%	102.17% / 100.99%	101.96% / 100.99%	102.26% / 101.78%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$782,645

Average Current Yr Appr Val: \$828,342

Prev to Curr Pct Change: 5.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11922B	WELLSPRING ESTATES, GRAND HOMES	JEV	104	4	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 3.8%	3 / 2.9%	2 / 1.9%	2 / 1.9%	
Mean / Median Ratio of Sales:	98.78% / 99.78%	97.95% / 98.29%	94.62% / 94.62%	102.93% / 102.93%	
Count of Properties Listed:	4	3	2	2	
Ratio of SalePrice / ListPrice:	97%	98%	98%	97%	
Average 'Days On Market':	298	339	226	370	
Qualified Conventional					
Count / Pct of Sales:	4 / 3.8%	3 / 2.9%	2 / 1.9%	2 / 1.9%	
Mean / Median Ratio of Sales:	98.78% / 99.78%	97.95% / 98.29%	94.62% / 94.62%	102.93% / 102.93%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.96% / 0.00%	0.96% / 0.00%	0.96% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$967,303 Average Current Yr Appr Val: \$910,135 Prev to Curr Pct Change: -5.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1192N	VILLAGE OF ELDORADO NON CONFORMING	SBR	36		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$483,731
 Average Current Yr Appr Val: \$473,058
 Prev to Curr Pct Change: -2.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11932 TRINITY FALLS 3A AND 3B LAK 198 4 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	2 / 1.0%	2 / 1.0%
Mean / Median Ratio of Sales:	99.49% / 99.91%	99.49% / 99.91%	107.46% / 107.46%	91.52% / 91.52%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	60	60	77	43

Qualified Conventional

Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	2 / 1.0%	2 / 1.0%
Mean / Median Ratio of Sales:	99.49% / 99.91%	99.49% / 99.91%	107.46% / 107.46%	91.52% / 91.52%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$748,307

Average Current Yr Appr Val: \$813,057

Prev to Curr Pct Change: 8.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11933	PECAN GROVE PH 1-4	NSH	654	22	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		22 / 3.4%	21 / 3.2%	18 / 2.8%	4 / 0.6%
Mean / Median Ratio of Sales:		100.65% / 100.24%	100.67% / 100.18%	100.3% / 99.99%	102.21% / 102.55%
Count of Properties Listed:		22	21	18	4
Ratio of SalePrice / ListPrice:		100%	100%	100%	97%
Average 'Days On Market':		44	46	43	48
<u>Qualified Conventional</u>					
Count / Pct of Sales:		22 / 3.4%	21 / 3.2%	18 / 2.8%	4 / 0.6%
Mean / Median Ratio of Sales:		100.65% / 100.24%	100.67% / 100.18%	100.3% / 99.99%	102.21% / 102.55%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.15% / 0.00%	0.15% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$356,206 Average Current Yr Appr Val: \$358,967 Prev to Curr Pct Change: 0.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11959	QUARRY 1 & 2	KAB	255	5	2%
Mkt Cd: Blue Nbhd					
		</			

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N11986

TAPESTRY ADDITION

HRH

5

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,742,781

Average Current Yr Appr Val: \$1,972,320

Prev to Curr Pct Change: 13.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11989TH	TRINITY FALLS TOWNHOMES	LAK	213	42	20%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	42 / 19.7%		38 / 17.8%		26 / 12.2%		16 / 7.5%	
Mean / Median Ratio of Sales:	99.48% / 99.07%		99.38% / 99.07%		99.24% / 99.07%		99.85% / 100.12%	
Count of Properties Listed:	42		38		26		16	
Ratio of SalePrice / ListPrice:	95%		95%		95%		96%	
Average 'Days On Market':	100		92		104		93	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	42 / 19.7%		38 / 17.8%		26 / 12.2%		16 / 7.5%	
Mean / Median Ratio of Sales:	99.48% / 99.07%		99.38% / 99.07%		99.24% / 99.07%		99.85% / 100.12%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$417,937

Average Current Yr Appr Val: \$401,137

Prev to Curr Pct Change: -4.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N11993	BIRMINGHAM BLUFFS 1&2	JKF	61		
Mkt Cd: Yellow Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$557,230 Average Current Yr Appr Val: \$566,724 Prev to Curr Pct Change: 1.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12007 **WOODBIDGE TOWNHOMES** **JKF** **287** **59** **21%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	59 / 20.6%	58 / 20.2%	40 / 13.9%	19 / 6.6%
Mean / Median Ratio of Sales:	100.35% / 100.17%	100.25% / 100.15%	100.77% / 100.52%	99.47% / 99.03%
Count of Properties Listed:	52	51	38	14
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%
Average 'Days On Market':	78	79	70	99

Qualified Conventional

Count / Pct of Sales:	59 / 20.6%	58 / 20.2%	40 / 13.9%	19 / 6.6%
Mean / Median Ratio of Sales:	100.35% / 100.17%	100.25% / 100.15%	100.77% / 100.52%	99.47% / 99.03%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$363,820

Average Current Yr Appr Val: \$371,732

Prev to Curr Pct Change: 2.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1202	COLONIAL ACRES ESTATES	SDH	41		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$386,774 Average Current Yr Appr Val: \$386,212 Prev to Curr Pct Change: -0.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12024 **MOORES LAKE ESTATES PH 1&2** **CLP** **32** **6** **19%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 15.6%	5 / 15.6%	5 / 15.6%	/
Mean / Median Ratio of Sales:	98.57% / 100.26%	98.57% / 100.26%	98.57% / 100.26%	% / %
Count of Properties Listed:	5	5	5	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	32	32	32	

Qualified Conventional

Count / Pct of Sales:	5 / 15.6%	5 / 15.6%	5 / 15.6%	/
Mean / Median Ratio of Sales:	98.57% / 100.26%	98.57% / 100.26%	98.57% / 100.26%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	1 / 3.1%	1 / 3.1%	1 / 3.1%	/
Mean / Median Ratio of Sales:	110.96% / 110.96%	110.96% / 110.96%	110.96% / 110.96%	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$706,582

Average Current Yr Appr Val: \$703,234

Prev to Curr Pct Change: -0.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12032 **PROVIDENCE POINT PH 1-2** **VLH** **80** **7** **9%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 8.8%	6 / 7.5%	6 / 7.5%	1 / 1.3%
Mean / Median Ratio of Sales:	98.83% / 100.01%	96.77% / 97.11%	96.77% / 97.11%	111.18% / 111.18%
Count of Properties Listed:	7	6	6	1
Ratio of SalePrice / ListPrice:	98%	99%	99%	97%
Average 'Days On Market':	162	186	186	21

Qualified Conventional

Count / Pct of Sales:	7 / 8.8%	6 / 7.5%	6 / 7.5%	1 / 1.3%
Mean / Median Ratio of Sales:	98.83% / 100.01%	96.77% / 97.11%	96.77% / 97.11%	111.18% / 111.18%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$586,757

Average Current Yr Appr Val: \$532,800

Prev to Curr Pct Change: -9.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12055 LAKEWOOD PHASE 1,1A,2 **MKN** **295** **12** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 4.1%	12 / 4.1%	8 / 2.7%	4 / 1.4%
Mean / Median Ratio of Sales:	99.29% / 100.31%	99.29% / 100.31%	99.78% / 100.35%	98.3% / 100.31%
Count of Properties Listed:	11	11	8	3
Ratio of SalePrice / ListPrice:	99%	99%	99%	97%
Average 'Days On Market':	66	66	46	118

Qualified Conventional

Count / Pct of Sales:	12 / 4.1%	12 / 4.1%	8 / 2.7%	4 / 1.4%
Mean / Median Ratio of Sales:	99.29% / 100.31%	99.29% / 100.31%	99.78% / 100.35%	98.3% / 100.31%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$828,403

Average Current Yr Appr Val: \$842,287

Prev to Curr Pct Change: 1.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12056	CHAPARRAL TRAIEST & FALCON LANDING	AKJ	32	2	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 6.3%	2 / 6.3%	2 / 6.3%	/	
Mean / Median Ratio of Sales:	99.5% / 99.5%	99.5% / 99.5%	99.5% / 99.5%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	4	4	4		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 6.3%	2 / 6.3%	2 / 6.3%	/	
Mean / Median Ratio of Sales:	99.5% / 99.5%	99.5% / 99.5%	99.5% / 99.5%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$481,647 Average Current Yr Appr Val: \$458,603 Prev to Curr Pct Change: -4.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12077

MEADOW RUN 1 & 2

SBR

284

8

3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

8 / 2.8%

8 / 2.8%

5 / 1.8%

3 / 1.1%

Mean / Median Ratio of Sales:

99.79% / 99.96%

99.79% / 99.96%

100.21% / 100.44%

99.09% / 97.95%

Count of Properties Listed:

8

8

5

3

Ratio of SalePrice / ListPrice:

98%

98%

98%

98%

Average 'Days On Market':

44

44

50

35

Qualified Conventional

Count / Pct of Sales:

8 / 2.8%

8 / 2.8%

5 / 1.8%

3 / 1.1%

Mean / Median Ratio of Sales:

99.79% / 99.96%

99.79% / 99.96%

100.21% / 100.44%

99.09% / 97.95%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$469,421

Average Current Yr Appr Val: \$491,821

Prev to Curr Pct Change:

4.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12081B	BRICK HOMES IN THE BRIDGEWATER MUD DISTRICT	IRS	779	132	17%
Mkt Cd: Green Nbhd					
</					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12082F	FRAME HOMES IN THE BRIDGEWATER MUD DISTRICT	IRS	1362	87	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	87 / 6.4%	86 / 6.3%	69 / 5.1%	18 / 1.3%	
Mean / Median Ratio of Sales:	100.84% / 101.42%	100.73% / 101.41%	101.33% / 101.96%	98.98% / 100.27%	
Count of Properties Listed:	76	75	58	18	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	42	43	39	53	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	87 / 6.4%	86 / 6.3%	69 / 5.1%	18 / 1.3%	
Mean / Median Ratio of Sales:	100.84% / 101.42%	100.73% / 101.41%	101.33% / 101.96%	98.98% / 100.27%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	1 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.22% / 0.00%	0.22% / 0.00%	0.07% / 0.00%	0.15% / 0.00%	

Average Previous Yr Appr Val: \$257,173 Average Current Yr Appr Val: \$250,963 Prev to Curr Pct Change: -2.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12142	GLEN CROSSING 2A, 2B, WEST 1A, 1B	SEL	256	7	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 2.7%	6 / 2.3%	6 / 2.3%	1 / 0.4%	
Mean / Median Ratio of Sales:	102.78% / 104.37%	104.4% / 105.32%	104.4% / 105.32%	93.05% / 93.05%	
Count of Properties Listed:	7	6	6	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	65	60	60	96	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 2.7%	6 / 2.3%	6 / 2.3%	1 / 0.4%	
Mean / Median Ratio of Sales:	102.78% / 104.37%	104.4% / 105.32%	104.4% / 105.32%	93.05% / 93.05%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 2	1 / 2	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.39% / 0.78%	0.39% / 0.78%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$542,506 Average Current Yr Appr Val: \$582,290 Prev to Curr Pct Change: 7.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1214A	BENT TRAIL CONDOS	STN	127	10	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 7.9%	10 / 7.9%	9 / 7.1%	1 / 0.8%	
Mean / Median Ratio of Sales:	99.84% / 99.9%	99.84% / 99.9%	99.8% / 99.55%	100.26% / 100.26%	
Count of Properties Listed:	10	10	9	1	
Ratio of SalePrice / ListPrice:	97%	97%	96%	98%	
Average 'Days On Market':	42	42	43	36	
Qualified Conventional					
Count / Pct of Sales:	10 / 7.9%	10 / 7.9%	9 / 7.1%	1 / 0.8%	
Mean / Median Ratio of Sales:	99.84% / 99.9%	99.84% / 99.9%	99.8% / 99.55%	100.26% / 100.26%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$226,175
 Average Current Yr Appr Val: \$216,587
 Prev to Curr Pct Change: -4.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12160	LAKEPOINTE PHI, IIA, IIB, III	CLP	627	110	18%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	110 / 17.5%	107 / 17.1%	81 / 12.9%	29 / 4.6%	
Mean / Median Ratio of Sales:	100.4% / 100.17%	100.3% / 100.05%	99.19% / 99.04%	103.77% / 103.9%	
Count of Properties Listed:	110	107	81	29	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	86	87	80	101	
Qualified Conventional					
Count / Pct of Sales:	110 / 17.5%	107 / 17.1%	81 / 12.9%	29 / 4.6%	
Mean / Median Ratio of Sales:	100.4% / 100.17%	100.3% / 100.05%	99.19% / 99.04%	103.77% / 103.9%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	3 / 0	2 / 0	1 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.48% / 0.00%	0.32% / 0.00%	0.16% / 0.00%	0.32% / 0.00%	

Average Previous Yr Appr Val: \$422,865 Average Current Yr Appr Val: \$407,933 Prev to Curr Pct Change: -3.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12177	MAGNOLIA PH 5-9	VLH	731	25	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		25 / 3.4%	25 / 3.4%	20 / 2.7%	5 / 0.7%
Mean / Median Ratio of Sales:		99.96% / 100.17%	99.96% / 100.17%	100.01% / 100.56%	99.77% / 100.17%
Count of Properties Listed:		25	25	20	5
Ratio of SalePrice / ListPrice:		98%	98%	97%	99%
Average 'Days On Market':		44	44	42	54
<u>Qualified Conventional</u>					
Count / Pct of Sales:		25 / 3.4%	25 / 3.4%	20 / 2.7%	5 / 0.7%
Mean / Median Ratio of Sales:		99.96% / 100.17%	99.96% / 100.17%	100.01% / 100.56%	99.77% / 100.17%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		4 / 0	3 / 0	2 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':		0.55% / 0.00%	0.41% / 0.00%	0.27% / 0.00%	0.27% / 0.00%

Average Previous Yr Appr Val: \$296,546 Average Current Yr Appr Val: \$270,695 Prev to Curr Pct Change: -8.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12191	RANCH PARK VILLAGE 1&2	AKJ	156	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	3 / 1.9%	1 / 0.6%	
Mean / Median Ratio of Sales:	100.06% / 100.1%	100.06% / 100.1%	100.36% / 100.17%	99.17% / 99.17%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	55	55	58	46	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	3 / 1.9%	1 / 0.6%	
Mean / Median Ratio of Sales:	100.06% / 100.1%	100.06% / 100.1%	100.36% / 100.17%	99.17% / 99.17%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$525,705
 Average Current Yr Appr Val: \$535,571
 Prev to Curr Pct Change: 1.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12191COTT	RANCH VILLAGE PH 1&2 COTTAGES	AKJ	89	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 2.2%	2 / 2.2%	1 / 1.1%	1 / 1.1%	
Mean / Median Ratio of Sales:	99.85% / 99.85%	99.85% / 99.85%	100.92% / 100.92%	98.77% / 98.77%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	96%	99%	
Average 'Days On Market':	48	48	52	44	
Qualified Conventional					
Count / Pct of Sales:	2 / 2.2%	2 / 2.2%	1 / 1.1%	1 / 1.1%	
Mean / Median Ratio of Sales:	99.85% / 99.85%	99.85% / 99.85%	100.92% / 100.92%	98.77% / 98.77%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$448,726
 Average Current Yr Appr Val: \$451,406
 Prev to Curr Pct Change: 0.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12214	CRESTRIDGE MEADOWS PH 1 & 2	CLP	276	10	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 3.6%	10 / 3.6%	7 / 2.5%	3 / 1.1%	
Mean / Median Ratio of Sales:	102.51% / 99.77%	102.51% / 99.77%	99.71% / 97.33%	109.02% / 108.27%	
Count of Properties Listed:	10	10	7	3	
Ratio of SalePrice / ListPrice:	97%	97%	98%	95%	
Average 'Days On Market':	73	73	53	121	
Qualified Conventional					
Count / Pct of Sales:	9 / 3.3%	9 / 3.3%	6 / 2.2%	3 / 1.1%	
Mean / Median Ratio of Sales:	101.33% / 99.11%	101.33% / 99.11%	97.49% / 96.92%	109.02% / 108.27%	
Qualified REO					
Count / Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/	
Mean / Median Ratio of Sales:	113.07% / 113.07%	113.07% / 113.07%	113.07% / 113.07%	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.72% / 0.00%	0.72% / 0.00%	0.72% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$334,356 Average Current Yr Appr Val: \$302,728 Prev to Curr Pct Change: -9.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12219	WHITEWING TRAILS PH 1, 2A, 2B, 2C,	DNB	806	150	19%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	150 / 18.6%	146 / 18.1%	86 / 10.7%	64 / 7.9%	
Mean / Median Ratio of Sales:	96.6% / 97.26%	96.45% / 97.03%	95.23% / 95.3%	98.46% / 100.1%	
Count of Properties Listed:	148	144	85	63	
Ratio of SalePrice / ListPrice:	95%	95%	96%	93%	
Average 'Days On Market':	113	113	105	123	
Qualified Conventional					
Count / Pct of Sales:	150 / 18.6%	146 / 18.1%	86 / 10.7%	64 / 7.9%	
Mean / Median Ratio of Sales:	96.6% / 97.26%	96.45% / 97.03%	95.23% / 95.3%	98.46% / 100.1%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	6 / 0	8 / 0	7 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.74% / 0.00%	0.99% / 0.00%	0.87% / 0.00%	0.12% / 0.00%	

Average Previous Yr Appr Val: \$371,134

Average Current Yr Appr Val: \$354,786

Prev to Curr Pct Change: -4.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12230 THE VILLAGES OF HURRICANE CREEK PH 1, 1B NSH 251 13 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	13 / 5.2%	11 / 4.4%	9 / 3.6%	4 / 1.6%
Mean / Median Ratio of Sales:	123.96% / 100.12%	128.45% / 100.12%	134.73% / 100.12%	99.75% / 99.29%
Count of Properties Listed:	12	10	8	4
Ratio of SalePrice / ListPrice:	97%	98%	96%	99%
Average 'Days On Market':	275	323	382	61

Qualified Conventional

Count / Pct of Sales:	13 / 5.2%	11 / 4.4%	9 / 3.6%	4 / 1.6%
Mean / Median Ratio of Sales:	123.96% / 100.12%	128.45% / 100.12%	134.73% / 100.12%	99.75% / 99.29%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$603,759

Average Current Yr Appr Val: \$569,851

Prev to Curr Pct Change: -5.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12230A	VILLAGES OF HURRICANE CREEK NORTH PH 1, 1A	NSH	293	77	26%
Mkt Cd:					
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	77 / 26.3%	76 / 25.9%	50 / 17.1%	27 / 9.2%	
Mean / Median Ratio of Sales:	97.53% / 97.81%	97.45% / 97.69%	95.67% / 95.26%	100.97% / 100.47%	
Count of Properties Listed:	68	67	43	25	
Ratio of SalePrice / ListPrice:	93%	93%	94%	92%	
Average 'Days On Market':	90	91	99	75	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	77 / 26.3%	76 / 25.9%	50 / 17.1%	27 / 9.2%	
Mean / Median Ratio of Sales:	97.53% / 97.81%	97.45% / 97.69%	95.67% / 95.26%	100.97% / 100.47%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$445,091

Average Current Yr Appr Val: \$398,059

Prev to Curr Pct Change: -10.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12275	LIBERTY 7A&7B SOUTH,7C, 7D, 8A, 8B, 8C	KAB	706	28	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	28 / 4.0%	27 / 3.8%	21 / 3.0%	7 / 1.0%	
Mean / Median Ratio of Sales:	97.62% / 97.66%	97.37% / 97.64%	96.82% / 96.56%	100.01% / 103.11%	
Count of Properties Listed:	28	27	21	7	
Ratio of SalePrice / ListPrice:	97%	97%	96%	99%	
Average 'Days On Market':	58	59	63	43	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	28 / 4.0%	27 / 3.8%	21 / 3.0%	7 / 1.0%	
Mean / Median Ratio of Sales:	97.62% / 97.66%	97.37% / 97.64%	96.82% / 96.56%	100.01% / 103.11%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$625,773
 Average Current Yr Appr Val: \$612,657
 Prev to Curr Pct Change: -2.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12282	PRESERVE AT HONEY CREEK 1 -4	LAK	774	40	5%
Mkt Cd:					
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	40 / 5.2%	40 / 5.2%	37 / 4.8%	3 / 0.4%	
Mean / Median Ratio of Sales:	95.73% / 96.85%	95.73% / 96.85%	95.46% / 96.78%	99.17% / 100.13%	
Count of Properties Listed:	38	38	35	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	32	32	32	26	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	40 / 5.2%	40 / 5.2%	37 / 4.8%	3 / 0.4%	
Mean / Median Ratio of Sales:	95.73% / 96.85%	95.73% / 96.85%	95.46% / 96.78%	99.17% / 100.13%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$416,668

Average Current Yr Appr Val: \$413,711

Prev to Curr Pct Change: -0.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12282-CTG	PRESERVE AT HONEY CRK COTTAGES	LAK	392	26	7%
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	26 / 6.6%	26 / 6.6%	20 / 5.1%	6 / 1.5%	
Mean / Median Ratio of Sales:	101.47% / 100.17%	101.47% / 100.17%	102.22% / 102.79%	98.97% / 99.5%	
Count of Properties Listed:	22	22	16	6	
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%	
Average 'Days On Market':	32	32	19	66	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	26 / 6.6%	26 / 6.6%	20 / 5.1%	6 / 1.5%	
Mean / Median Ratio of Sales:	101.47% / 100.17%	101.47% / 100.17%	102.22% / 102.79%	98.97% / 99.5%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.26% / 0.00%	0.26% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$293,001 Average Current Yr Appr Val: \$299,702 Prev to Curr Pct Change: 2.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12299	MONTICELLO PARK PH 1, 2, 3A, 3B, 4	DNB	549	50	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	50 / 9.1%	49 / 8.9%	40 / 7.3%	10 / 1.8%	
Mean / Median Ratio of Sales:	112.12% / 97.84%	112.24% / 97.75%	115.37% / 97.32%	99.12% / 99.62%	
Count of Properties Listed:	43	42	33	10	
Ratio of SalePrice / ListPrice:	94%	93%	93%	97%	
Average 'Days On Market':	73	75	70	84	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	50 / 9.1%	49 / 8.9%	40 / 7.3%	10 / 1.8%	
Mean / Median Ratio of Sales:	112.12% / 97.84%	112.24% / 97.75%	115.37% / 97.32%	99.12% / 99.62%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$338,312
 Average Current Yr Appr Val: \$337,765
 Prev to Curr Pct Change: -0.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12308

LEGACY RANCH PH 1, 2 & 3

KAB

314

65

21%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	65 / 20.7%	59 / 18.8%	41 / 13.1%	24 / 7.6%
Mean / Median Ratio of Sales:	97.39% / 97.78%	97.2% / 96.95%	96.15% / 96%	99.5% / 99.9%
Count of Properties Listed:	59	53	35	24
Ratio of SalePrice / ListPrice:	95%	95%	96%	94%
Average 'Days On Market':	79	76	67	98
<u>Qualified Conventional</u>				
Count / Pct of Sales:	65 / 20.7%	59 / 18.8%	41 / 13.1%	24 / 7.6%
Mean / Median Ratio of Sales:	97.39% / 97.78%	97.2% / 96.95%	96.15% / 96%	99.5% / 99.9%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$566,481

Average Current Yr Appr Val: \$554,003

Prev to Curr Pct Change: -2.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12327	BEAR CREEK PHASE 3 & 4	CLP	203	31	15%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	31 / 15.3%	29 / 14.3%	19 / 9.4%	12 / 5.9%	
Mean / Median Ratio of Sales:	99.7% / 100.53%	99.64% / 100.53%	99.54% / 100.65%	99.96% / 100.33%	
Count of Properties Listed:	30	28	18	12	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	135	131	122	154	
Qualified Conventional					
Count / Pct of Sales:	31 / 15.3%	29 / 14.3%	19 / 9.4%	12 / 5.9%	
Mean / Median Ratio of Sales:	99.7% / 100.53%	99.64% / 100.53%	99.54% / 100.65%	99.96% / 100.33%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.49% / 0.00%	0.49% / 0.00%	0.49% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$433,696 Average Current Yr Appr Val: \$433,081 Prev to Curr Pct Change: -0.14 % *Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2) Notice RAD Report (All Nbhds) Data as of 3/26/2025 10:18:53 AM Prepared by Collin Central Appraisal District Page 412 of 2028					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12359	EMERALD VISTA 1 & 2	JEV	148	27	18%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	27 / 18.2%	27 / 18.2%	17 / 11.5%	10 / 6.8%	
Mean / Median Ratio of Sales:	100.32% / 99.89%	100.32% / 99.89%	99.12% / 98.84%	102.37% / 102.91%	
Count of Properties Listed:	25	25	16	9	
Ratio of SalePrice / ListPrice:	95%	95%	95%	95%	
Average 'Days On Market':	132	132	135	126	
Qualified Conventional					
Count / Pct of Sales:	27 / 18.2%	27 / 18.2%	17 / 11.5%	10 / 6.8%	
Mean / Median Ratio of Sales:	100.32% / 99.89%	100.32% / 99.89%	99.12% / 98.84%	102.37% / 102.91%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$578,200 Average Current Yr Appr Val: \$588,736 Prev to Curr Pct Change: 1.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12363

BRANCH VILLAGE PH 1 & 2

104

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$183,361

Average Current Yr Appr Val: \$198,820

Prev to Curr Pct Change: 8.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12369 CREEKSIDE PH 1A & 1B CLP 353 73 21%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	72 / 20.4%	72 / 20.4%	52 / 14.7%	20 / 5.7%
Mean / Median Ratio of Sales:	99.02% / 99.72%	99.02% / 99.72%	98.88% / 99.5%	99.39% / 99.72%
Count of Properties Listed:	70	70	50	20
Ratio of SalePrice / ListPrice:	95%	95%	95%	96%
Average 'Days On Market':	63	63	54	85

Qualified Conventional

Count / Pct of Sales:	72 / 20.4%	72 / 20.4%	52 / 14.7%	20 / 5.7%
Mean / Median Ratio of Sales:	99.02% / 99.72%	99.02% / 99.72%	98.88% / 99.5%	99.39% / 99.72%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.3%	/	/	1 / 0.3%
Mean / Median Ratio of Sales:	112.84% / 112.84%	% / %	% / %	112.84% / 112.84%
Average 'Days On Market':	228			228

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$347,743

Average Current Yr Appr Val: \$334,198

Prev to Curr Pct Change: -3.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1241	OAKS 1, 2, 3 & 4	SDH	104	6	6%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 4.8%	5 / 4.8%	4 / 3.8%	1 / 1.0%	
Mean / Median Ratio of Sales:	99.04% / 100.14%	99.04% / 100.14%	98.76% / 100.13%	100.14% / 100.14%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	94%	
Average 'Days On Market':	31	31	31	32	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 4.8%	5 / 4.8%	4 / 3.8%	1 / 1.0%	
Mean / Median Ratio of Sales:	99.04% / 100.14%	99.04% / 100.14%	98.76% / 100.13%	100.14% / 100.14%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 1.0%	1 / 1.0%	1 / 1.0%	/	
Mean / Median Ratio of Sales:	136.2% / 136.2%	136.2% / 136.2%	136.2% / 136.2%	% / %	
Average 'Days On Market':	4	4	4		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$285,020 Average Current Yr Appr Val: \$287,454 Prev to Curr Pct Change: 0.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12411	MILRANY RANCH 1 & 2	SBR	232	17	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	17 / 7.3%	17 / 7.3%	12 / 5.2%	5 / 2.2%	
Mean / Median Ratio of Sales:	98.43% / 99.46%	98.43% / 99.46%	98.07% / 100.01%	99.29% / 96.26%	
Count of Properties Listed:	16	16	11	5	
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%	
Average 'Days On Market':	91	91	100	70	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	17 / 7.3%	17 / 7.3%	12 / 5.2%	5 / 2.2%	
Mean / Median Ratio of Sales:	98.43% / 99.46%	98.43% / 99.46%	98.07% / 100.01%	99.29% / 96.26%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.43% / 0.00%	0.43% / 0.00%	0.43% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$497,645 Average Current Yr Appr Val: \$495,984 Prev to Curr Pct Change: -0.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12416	SHADOWBEND PH 1&2	LHR	454	26	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	26 / 5.7%	26 / 5.7%	26 / 5.7%	/	
Mean / Median Ratio of Sales:	101.69% / 100.32%	101.69% / 100.32%	101.69% / 100.32%	% /	%
Count of Properties Listed:	26	26	26		
Ratio of SalePrice / ListPrice:	99%	99%	99%		%
Average 'Days On Market':	98	98	98		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	26 / 5.7%	26 / 5.7%	26 / 5.7%	/	
Mean / Median Ratio of Sales:	101.69% / 100.32%	101.69% / 100.32%	101.69% / 100.32%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 1	1 / 1	1 / 1	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.22% / 0.22%	0.22% / 0.22%	0.22% / 0.22%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$364,934 Average Current Yr Appr Val: \$390,115 Prev to Curr Pct Change: 6.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12419	LIGHT FARMS LAUREL/BARTLETT	KAB	247	14	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	14 / 5.7%	13 / 5.3%	9 / 3.6%	5 / 2.0%	
Mean / Median Ratio of Sales:	98.91% / 99.1%	99.41% / 100%	98.08% / 100%	100.41% / 98.19%	
Count of Properties Listed:	12	11	8	4	
Ratio of SalePrice / ListPrice:	95%	95%	94%	97%	
Average 'Days On Market':	121	116	136	89	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	14 / 5.7%	13 / 5.3%	9 / 3.6%	5 / 2.0%	
Mean / Median Ratio of Sales:	98.91% / 99.1%	99.41% / 100%	98.08% / 100%	100.41% / 98.19%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$764,987

Average Current Yr Appr Val: \$754,590

Prev to Curr Pct Change: -1.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1246A MIDWAY VILLAS CONDOS STN 178 12 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 6.7%	12 / 6.7%	8 / 4.5%	4 / 2.2%
Mean / Median Ratio of Sales:	100.32% / 100.6%	100.32% / 100.6%	101.53% / 101.34%	97.9% / 100.12%
Count of Properties Listed:	12	12	8	4
Ratio of SalePrice / ListPrice:	96%	96%	95%	97%
Average 'Days On Market':	38	38	39	37

Qualified Conventional

Count / Pct of Sales:	12 / 6.7%	12 / 6.7%	8 / 4.5%	4 / 2.2%
Mean / Median Ratio of Sales:	100.32% / 100.6%	100.32% / 100.6%	101.53% / 101.34%	97.9% / 100.12%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.56% / 0.00%	0.56% / 0.00%	0.00% / 0.00%	0.56% / 0.00%

Average Previous Yr Appr Val: \$247,963

Average Current Yr Appr Val: \$234,605

Prev to Curr Pct Change: -5.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12495 MEADOW RUN PH 3 & 4 SBR 251 31 12%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	31 / 12.4%	31 / 12.4%	22 / 8.8%	9 / 3.6%
Mean / Median Ratio of Sales:	100.47% / 100.15%	100.47% / 100.15%	100.92% / 100.06%	99.39% / 100.25%
Count of Properties Listed:	26	26	17	9
Ratio of SalePrice / ListPrice:	94%	94%	94%	94%
Average 'Days On Market':	105	105	107	103

Qualified Conventional

Count / Pct of Sales:	31 / 12.4%	31 / 12.4%	22 / 8.8%	9 / 3.6%
Mean / Median Ratio of Sales:	100.47% / 100.15%	100.47% / 100.15%	100.92% / 100.06%	99.39% / 100.25%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.40% / 0.00%	0.40% / 0.00%	0.40% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$484,991

Average Current Yr Appr Val: \$500,433

Prev to Curr Pct Change: 3.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhhd Code	Neighborhood Name						Nbhhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12539	TRINITY FALLS PU7; PH 1,2,6						LAK	153	12	8%
Mkt Cd:			Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>										
Count / Pct of Sales:			12 / 7.8%		11 / 7.2%		8 / 5.2%		4 / 2.6%	
Mean / Median Ratio of Sales:			98.98% / 97.45%		97.77% / 96.04%		97.87% / 97.45%		101.2% / 100.96%	
Count of Properties Listed:			10		9		6		4	
Ratio of SalePrice / ListPrice:			97%		97%		97%		97%	
Average 'Days On Market':			57		56		33		93	
<u>Qualified Conventional</u>										
Count / Pct of Sales:			12 / 7.8%		11 / 7.2%		8 / 5.2%		4 / 2.6%	
Mean / Median Ratio of Sales:			98.98% / 97.45%		97.77% / 96.04%		97.87% / 97.45%		101.2% / 100.96%	
<u>Qualified REO</u>										
Count / Pct of Sales:			/		/		/		/	
Mean / Median Ratio of Sales:			% / %		% / %		% / %		% / %	
<u>Disqualified</u>										
Count /Pct of Sales:			/		/		/		/	
Mean / Median Ratio of Sales:			% / %		% / %		% / %		% / %	
Average 'Days On Market':										
<u>Foreclosures</u>										
Count of 'Posted' / 'Struck Off':			0 / 0		1 / 0		1 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':			0.00% / 0.00%		0.65% / 0.00%		0.65% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$563,960

Average Current Yr Appr Val: \$555,550

Prev to Curr Pct Change: -1.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12573	COLINA CREEK EST PH 4,5,6	JRP	107	29	27%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	29 / 27.1%	29 / 27.1%	20 / 18.7%	9 / 8.4%	
Mean / Median Ratio of Sales:	100.55% / 99.89%	100.55% / 99.89%	98.88% / 99.3%	104.28% / 104.79%	
Count of Properties Listed:	27	27	18	9	
Ratio of SalePrice / ListPrice:	96%	96%	97%	95%	
Average 'Days On Market':	196	196	163	262	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	29 / 27.1%	29 / 27.1%	20 / 18.7%	9 / 8.4%	
Mean / Median Ratio of Sales:	100.55% / 99.89%	100.55% / 99.89%	98.88% / 99.3%	104.28% / 104.79%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$552,510 Average Current Yr Appr Val: \$591,442 Prev to Curr Pct Change: 7.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12587	WOLF CREEK FARMS 1, 2	KAB	374	39	10%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	39 / 10.4%	39 / 10.4%	37 / 9.9%	2 / 0.5%	
Mean / Median Ratio of Sales:	100.02% / 99.74%	100.02% / 99.74%	100.16% / 99.85%	97.41% / 97.41%	
Count of Properties Listed:	38	38	36	2	
Ratio of SalePrice / ListPrice:	95%	95%	95%	96%	
Average 'Days On Market':	55	55	57	21	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	39 / 10.4%	39 / 10.4%	37 / 9.9%	2 / 0.5%	
Mean / Median Ratio of Sales:	100.02% / 99.74%	100.02% / 99.74%	100.16% / 99.85%	97.41% / 97.41%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.27% / 0.00%	0.27% / 0.00%	0.00% / 0.00%	0.27% / 0.00%	

Average Previous Yr Appr Val: \$456,058
 Average Current Yr Appr Val: \$482,645
 Prev to Curr Pct Change: 5.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12591 CAMBRIDGE PARK ESTATES **KAB** **112** **18** **16%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	18 / 16.1%	17 / 15.2%	11 / 9.8%	7 / 6.3%
Mean / Median Ratio of Sales:	100.01% / 99.4%	99.62% / 99.35%	98.65% / 99.35%	102.14% / 106.52%
Count of Properties Listed:	16	15	9	7
Ratio of SalePrice / ListPrice:	93%	93%	93%	94%
Average 'Days On Market':	115	117	169	46

Qualified Conventional

Count / Pct of Sales:	18 / 16.1%	17 / 15.2%	11 / 9.8%	7 / 6.3%
Mean / Median Ratio of Sales:	100.01% / 99.4%	99.62% / 99.35%	98.65% / 99.35%	102.14% / 106.52%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$864,207

Average Current Yr Appr Val: \$905,286

Prev to Curr Pct Change: 4.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12594A LEXINGTON PARKS - SYMMETRY 37S KMG 170 37 22%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	37 / 21.8%	37 / 21.8%	23 / 13.5%	14 / 8.2%
Mean / Median Ratio of Sales:	99.71% / 98.81%	99.71% / 98.81%	99.12% / 98.39%	100.66% / 100.1%
Count of Properties Listed:	36	36	23	13
Ratio of SalePrice / ListPrice:	96%	96%	96%	95%
Average 'Days On Market':	55	55	61	44

Qualified Conventional

Count / Pct of Sales:	37 / 21.8%	37 / 21.8%	23 / 13.5%	14 / 8.2%
Mean / Median Ratio of Sales:	99.71% / 98.81%	99.71% / 98.81%	99.12% / 98.39%	100.66% / 100.1%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$596,984

Average Current Yr Appr Val: \$599,589

Prev to Curr Pct Change: 0.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12594B LEXINGTON PARKS - DUETS 41S KMG 158 24 15%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	24 / 15.2%	24 / 15.2%	12 / 7.6%	12 / 7.6%
Mean / Median Ratio of Sales:	98.27% / 98.42%	98.27% / 98.42%	96.91% / 98.39%	99.63% / 100.42%
Count of Properties Listed:	21	21	12	9
Ratio of SalePrice / ListPrice:	96%	96%	97%	95%
Average 'Days On Market':	63	63	73	49

Qualified Conventional

Count / Pct of Sales:	24 / 15.2%	24 / 15.2%	12 / 7.6%	12 / 7.6%
Mean / Median Ratio of Sales:	98.27% / 98.42%	98.27% / 98.42%	96.91% / 98.39%	99.63% / 100.42%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$663,930

Average Current Yr Appr Val: \$659,969

Prev to Curr Pct Change: -0.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12594C	LEXINGTON PARKS - IMPRESSION 55S	KMG	137	21	15%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	21 / 15.3%	21 / 15.3%	12 / 8.8%	9 / 6.6%	
Mean / Median Ratio of Sales:	103.66% / 102.22%	103.66% / 102.22%	106.55% / 107.36%	99.79% / 99.94%	
Count of Properties Listed:	21	21	12	9	
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%	
Average 'Days On Market':	17	17	20	12	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	21 / 15.3%	21 / 15.3%	12 / 8.8%	9 / 6.6%	
Mean / Median Ratio of Sales:	103.66% / 102.22%	103.66% / 102.22%	106.55% / 107.36%	99.79% / 99.94%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$850,655
 Average Current Yr Appr Val: \$975,633
 Prev to Curr Pct Change: 14.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12594D

LEXINGTON PARKS - ESTATE 64S

KMG

95

6

6%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

6 / 6.3%

6 / 6.3%

5 / 5.3%

1 / 1.1%

Mean / Median Ratio of Sales:

100.6% / 99.12%

100.6% / 99.12%

101.21% / 100.51%

97.54% / 97.54%

Count of Properties Listed:

6

6

5

1

Ratio of SalePrice / ListPrice:

99%

99%

99%

100%

Average 'Days On Market':

6

6

8

0

Qualified Conventional

Count / Pct of Sales:

6 / 6.3%

6 / 6.3%

5 / 5.3%

1 / 1.1%

Mean / Median Ratio of Sales:

100.6% / 99.12%

100.6% / 99.12%

101.21% / 100.51%

97.54% / 97.54%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$1,142,899

Average Current Yr Appr Val: \$1,284,675

Prev to Curr Pct Change:

12.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12594E

LEXINGTON PARKS - SIGNATURE 74S & TOLL

KMG

112

3

3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.7%	3 / 2.7%	2 / 1.8%	1 / 0.9%
Mean / Median Ratio of Sales:	99.89% / 100.25%	99.89% / 100.25%	101.37% / 101.37%	96.91% / 96.91%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	97%	97%	98%	97%
Average 'Days On Market':	66	66	59	81

Qualified Conventional

Count / Pct of Sales:	3 / 2.7%	3 / 2.7%	2 / 1.8%	1 / 0.9%
Mean / Median Ratio of Sales:	99.89% / 100.25%	99.89% / 100.25%	101.37% / 101.37%	96.91% / 96.91%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,399,554

Average Current Yr Appr Val: \$1,397,911

Prev to Curr Pct Change: -0.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12620	LAKEWOOD PH 4, 5, 6	MKN	152	14	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	14 / 9.2%	14 / 9.2%	7 / 4.6%	7 / 4.6%	
Mean / Median Ratio of Sales:	98.02% / 96.55%	98.02% / 96.55%	97.96% / 96.03%	98.09% / 97.06%	
Count of Properties Listed:	12	12	5	7	
Ratio of SalePrice / ListPrice:	95%	95%	95%	95%	
Average 'Days On Market':	94	94	99	90	
Qualified Conventional					
Count / Pct of Sales:	14 / 9.2%	14 / 9.2%	7 / 4.6%	7 / 4.6%	
Mean / Median Ratio of Sales:	98.02% / 96.55%	98.02% / 96.55%	97.96% / 96.03%	98.09% / 97.06%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$688,499 Average Current Yr Appr Val: \$789,121 Prev to Curr Pct Change: 14.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12652	LAKE MEADOW PH 1 & 2	IRS	255	63	25%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	63 / 24.7%	61 / 23.9%	48 / 18.8%	15 / 5.9%	
Mean / Median Ratio of Sales:	95.32% / 95.18%	95.15% / 95.12%	93.99% / 94.6%	99.57% / 99.87%	
Count of Properties Listed:	63	61	48	15	
Ratio of SalePrice / ListPrice:	94%	94%	94%	94%	
Average 'Days On Market':	43	44	41	49	
Qualified Conventional					
Count / Pct of Sales:	63 / 24.7%	61 / 23.9%	48 / 18.8%	15 / 5.9%	
Mean / Median Ratio of Sales:	95.32% / 95.18%	95.15% / 95.12%	93.99% / 94.6%	99.57% / 99.87%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$317,711 Average Current Yr Appr Val: \$303,436 Prev to Curr Pct Change: -4.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12707	STONERIDGE #1 & #2	KAB	140	35	25%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	35 / 25.0%	35 / 25.0%	23 / 16.4%	12 / 8.6%	
Mean / Median Ratio of Sales:	99.51% / 99.9%	99.51% / 99.9%	98.96% / 99.9%	100.56% / 99.79%	
Count of Properties Listed:	30	30	18	12	
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%	
Average 'Days On Market':	60	60	55	69	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	35 / 25.0%	35 / 25.0%	23 / 16.4%	12 / 8.6%	
Mean / Median Ratio of Sales:	99.51% / 99.9%	99.51% / 99.9%	98.96% / 99.9%	100.56% / 99.79%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$473,772
 Average Current Yr Appr Val: \$506,694
 Prev to Curr Pct Change: 6.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$396,706

Average Current Yr Appr Val: \$384,161

Prev to Curr Pct Change: -3.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12733	EASTRIDGE 1A,1B,2A,2B,5	SLW	776	210	27%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	210 / 27.1%	201 / 25.9%	104 / 13.4%	106 / 13.7%	
Mean / Median Ratio of Sales:	98.89% / 98.43%	98.87% / 98.36%	96.44% / 96.14%	101.29% / 101%	
Count of Properties Listed:	197	189	95	102	
Ratio of SalePrice / ListPrice:	96%	95%	95%	96%	
Average 'Days On Market':	118	119	102	133	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	210 / 27.1%	201 / 25.9%	104 / 13.4%	106 / 13.7%	
Mean / Median Ratio of Sales:	98.89% / 98.43%	98.87% / 98.36%	96.44% / 96.14%	101.29% / 101%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$369,225 Average Current Yr Appr Val: \$356,029 Prev to Curr Pct Change: -3.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12784TH **TWIN CREEKS WATTERS TOWNHOMES** **AKY** **9** **6** **67%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 66.7%	6 / 66.7%	1 / 11.1%	5 / 55.6%
Mean / Median Ratio of Sales:	99.94% / 98.67%	99.94% / 98.67%	97.74% / 97.74%	100.39% / 98.99%
Count of Properties Listed:	4	4	1	3
Ratio of SalePrice / ListPrice:	97%	97%	98%	97%
Average 'Days On Market':	96	96	87	99

Qualified Conventional

Count / Pct of Sales:	6 / 66.7%	6 / 66.7%	1 / 11.1%	5 / 55.6%
Mean / Median Ratio of Sales:	99.94% / 98.67%	99.94% / 98.67%	97.74% / 97.74%	100.39% / 98.99%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12787	ELEVON PH 1A, 1B	CLP	397	66	17%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	66 / 16.6%	66 / 16.6%	57 / 14.4%	9 / 2.3%	
Mean / Median Ratio of Sales:	100.5% / 100.02%	100.5% / 100.02%	100.64% / 100.09%	99.65% / 98.29%	
Count of Properties Listed:	57	57	48	9	
Ratio of SalePrice / ListPrice:	91%	91%	90%	94%	
Average 'Days On Market':	82	82	64	179	
Qualified Conventional					
Count / Pct of Sales:	66 / 16.6%	66 / 16.6%	57 / 14.4%	9 / 2.3%	
Mean / Median Ratio of Sales:	100.5% / 100.02%	100.5% / 100.02%	100.64% / 100.09%	99.65% / 98.29%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.25% / 0.00%	0.25% / 0.00%	0.00% / 0.00%	0.25% / 0.00%	

Average Previous Yr Appr Val: \$313,042
 Average Current Yr Appr Val: \$309,884
 Prev to Curr Pct Change: -1.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12794	MILLSTONE PH 1A, 1B, 2A, 2B	SBR	361	86	24%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	86 / 23.8%	84 / 23.3%	52 / 14.4%	34 / 9.4%	
Mean / Median Ratio of Sales:	97.62% / 97.47%	97.54% / 97.4%	96.24% / 96.1%	99.72% / 99.69%	
Count of Properties Listed:	78	76	47	31	
Ratio of SalePrice / ListPrice:	92%	92%	92%	92%	
Average 'Days On Market':	263	260	223	325	
Qualified Conventional					
Count / Pct of Sales:	86 / 23.8%	84 / 23.3%	52 / 14.4%	34 / 9.4%	
Mean / Median Ratio of Sales:	97.62% / 97.47%	97.54% / 97.4%	96.24% / 96.1%	99.72% / 99.69%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$363,742 Average Current Yr Appr Val: \$355,890 Prev to Curr Pct Change: -2.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12821 TILLAGE FARMS PH 2 & TILLAGE FARMS WEST PH 1,1B IRS 370 78 21%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	78 / 21.1%	71 / 19.2%	39 / 10.5%	39 / 10.5%
Mean / Median Ratio of Sales:	98.27% / 98.08%	98.06% / 98.07%	96.73% / 97.08%	99.81% / 99.74%
Count of Properties Listed:	74	67	35	39
Ratio of SalePrice / ListPrice:	96%	96%	97%	95%
Average 'Days On Market':	16	15	16	15

Qualified Conventional

Count / Pct of Sales:	78 / 21.1%	71 / 19.2%	39 / 10.5%	39 / 10.5%
Mean / Median Ratio of Sales:	98.27% / 98.08%	98.06% / 98.07%	96.73% / 97.08%	99.81% / 99.74%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$248,524

Average Current Yr Appr Val: \$228,756

Prev to Curr Pct Change: -7.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12838	CYPRESS CREEK PH 1, 2, 3	DNB	339	54	16%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	54 / 15.9%	54 / 15.9%	53 / 15.6%	1 / 0.3%	
Mean / Median Ratio of Sales:	99.29% / 99.92%	99.29% / 99.92%	99.41% / 99.94%	92.48% / 92.48%	
Count of Properties Listed:	48	48	48	0	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	42	42	42		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	54 / 15.9%	54 / 15.9%	53 / 15.6%	1 / 0.3%	
Mean / Median Ratio of Sales:	99.29% / 99.92%	99.29% / 99.92%	99.41% / 99.94%	92.48% / 92.48%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$293,406 Average Current Yr Appr Val: \$282,499 Prev to Curr Pct Change: -3.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1283A

WILLOW GREENE CONDOS

CLW

180

5

3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 2.8%	4 / 2.2%	2 / 1.1%	3 / 1.7%
Mean / Median Ratio of Sales:	99.79% / 97.1%	98.93% / 96.59%	96.29% / 96.29%	102.12% / 103.2%
Count of Properties Listed:	5	4	2	3
Ratio of SalePrice / ListPrice:	97%	97%	98%	97%
Average 'Days On Market':	43	52	36	47

Qualified Conventional

Count / Pct of Sales:	5 / 2.8%	4 / 2.2%	2 / 1.1%	3 / 1.7%
Mean / Median Ratio of Sales:	99.79% / 97.1%	98.93% / 96.59%	96.29% / 96.29%	102.12% / 103.2%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$259,248

Average Current Yr Appr Val: \$242,292

Prev to Curr Pct Change: -6.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12844 WEST CROSSING PH 10 & 12 LHR 90 37 41%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	37 / 41.1%	36 / 40.0%	26 / 28.9%	11 / 12.2%
Mean / Median Ratio of Sales:	101.36% / 100%	101.4% / 100.08%	101.44% / 100.14%	101.18% / 99.89%
Count of Properties Listed:	30	29	23	7
Ratio of SalePrice / ListPrice:	95%	95%	96%	93%
Average 'Days On Market':	162	162	161	165

Qualified Conventional

Count / Pct of Sales:	37 / 41.1%	36 / 40.0%	26 / 28.9%	11 / 12.2%
Mean / Median Ratio of Sales:	101.36% / 100%	101.4% / 100.08%	101.44% / 100.14%	101.18% / 99.89%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$498,983

Average Current Yr Appr Val: \$481,109

Prev to Curr Pct Change: -3.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12847 RANGER CROSSING PH 1A, 1B, 2, 3 IRS 615 96 16%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	96 / 15.6%	92 / 15.0%	70 / 11.4%	26 / 4.2%
Mean / Median Ratio of Sales:	100.05% / 99.83%	99.83% / 99.79%	100.23% / 99.95%	99.55% / 98.91%
Count of Properties Listed:	84	80	60	24
Ratio of SalePrice / ListPrice:	93%	93%	93%	91%
Average 'Days On Market':	410	399	354	551

Qualified Conventional

Count / Pct of Sales:	96 / 15.6%	92 / 15.0%	70 / 11.4%	26 / 4.2%
Mean / Median Ratio of Sales:	100.05% / 99.83%	99.83% / 99.79%	100.23% / 99.95%	99.55% / 98.91%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$256,921

Average Current Yr Appr Val: \$266,990

Prev to Curr Pct Change: 3.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12860	ELEVON PH 2A, 2B	CLP	101	27	27%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	27 / 26.7%	27 / 26.7%	11 / 10.9%	16 / 15.8%
Mean / Median Ratio of Sales:	98.99% / 100.17%	98.99% / 100.17%	99.7% / 100.95%	98.5% / 99.69%
Count of Properties Listed:	27	27	11	16
Ratio of SalePrice / ListPrice:	90%	90%	89%	91%
Average 'Days On Market':	42	42	29	51
<u>Qualified Conventional</u>				
Count / Pct of Sales:	27 / 26.7%	27 / 26.7%	11 / 10.9%	16 / 15.8%
Mean / Median Ratio of Sales:	98.99% / 100.17%	98.99% / 100.17%	99.7% / 100.95%	98.5% / 99.69%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12909

BRYANT FARMS PH 1 & 2

SBR

180

34

19%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	34 / 18.9%	34 / 18.9%	24 / 13.3%	10 / 5.6%
Mean / Median Ratio of Sales:	95.03% / 94.72%	95.03% / 94.72%	93.21% / 93.53%	99.42% / 100.9%
Count of Properties Listed:	34	34	24	10
Ratio of SalePrice / ListPrice:	94%	94%	94%	93%
Average 'Days On Market':	76	76	78	70
Qualified Conventional				
Count / Pct of Sales:	34 / 18.9%	34 / 18.9%	24 / 13.3%	10 / 5.6%
Mean / Median Ratio of Sales:	95.03% / 94.72%	95.03% / 94.72%	93.21% / 93.53%	99.42% / 100.9%
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$367,083

Average Current Yr Appr Val: \$346,208

Prev to Curr Pct Change: -5.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12946	FOREST PARK PH 1,2	DNB	84	26	31%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	26 / 31.0%	26 / 31.0%	12 / 14.3%	14 / 16.7%
Mean / Median Ratio of Sales:	97.24% / 97.46%	97.24% / 97.46%	94.52% / 94.32%	99.57% / 100.11%
Count of Properties Listed:	26	26	12	14
Ratio of SalePrice / ListPrice:	93%	93%	93%	93%
Average 'Days On Market':	69	69	70	69
<u>Qualified Conventional</u>				
Count / Pct of Sales:	26 / 31.0%	26 / 31.0%	12 / 14.3%	14 / 16.7%
Mean / Median Ratio of Sales:	97.24% / 97.46%	97.24% / 97.46%	94.52% / 94.32%	99.57% / 100.11%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$349,952

Average Current Yr Appr Val: \$329,127

Prev to Curr Pct Change: -5.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1295	NORTHPOINTE	STN	309	10	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 3.2%	8 / 2.6%	7 / 2.3%	3 / 1.0%	
Mean / Median Ratio of Sales:	98.29% / 99.75%	98.86% / 100.24%	98.73% / 100.69%	97.28% / 99.7%	
Count of Properties Listed:	10	8	7	3	
Ratio of SalePrice / ListPrice:	100%	101%	101%	98%	
Average 'Days On Market':	19	17	16	24	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 3.2%	8 / 2.6%	7 / 2.3%	3 / 1.0%	
Mean / Median Ratio of Sales:	98.29% / 99.75%	98.86% / 100.24%	98.73% / 100.69%	97.28% / 99.7%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	0 / 0	0 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.65% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.65% / 0.00%	

Average Previous Yr Appr Val: \$432,856 Average Current Yr Appr Val: \$446,843 Prev to Curr Pct Change: 3.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N12954TH

VILLAGES OF HURRICANE TOWNHMS

DMW

42

1

2%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 2.4%	1 / 2.4%	/	1 / 2.4%
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	% / %	99.78% / 99.78%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	96%	96%	%	96%
Average 'Days On Market':	76	76		76
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 2.4%	1 / 2.4%	/	1 / 2.4%
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	% / %	99.78% / 99.78%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N12961	WAVERLY ESTATES PH 1-4	VLH	317	125	39%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	125 / 39.4%	121 / 38.2%	81 / 25.6%	44 / 13.9%	
Mean / Median Ratio of Sales:	100.58% / 100.13%	100.54% / 100.13%	101.01% / 101.24%	99.8% / 98.98%	
Count of Properties Listed:	120	116	76	44	
Ratio of SalePrice / ListPrice:	92%	92%	92%	92%	
Average 'Days On Market':	47	46	42	56	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	125 / 39.4%	121 / 38.2%	81 / 25.6%	44 / 13.9%	
Mean / Median Ratio of Sales:	100.58% / 100.13%	100.54% / 100.13%	101.01% / 101.24%	99.8% / 98.98%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$291,335
 Average Current Yr Appr Val: \$300,827
 Prev to Curr Pct Change: 3.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N13012	ANACAPRI PH 1A, 1B, & 1C	LHR	395	24	6%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		24 / 6.1%	24 / 6.1%	15 / 3.8%	9 / 2.3%
Mean / Median Ratio of Sales:		99.1% / 99.77%	99.1% / 99.77%	99.79% / 100.18%	97.97% / 96.3%
Count of Properties Listed:		8	8	4	4
Ratio of SalePrice / ListPrice:		98%	98%	97%	99%
Average 'Days On Market':		545	545	466	624
<u>Qualified Conventional</u>					
Count / Pct of Sales:		24 / 6.1%	24 / 6.1%	15 / 3.8%	9 / 2.3%
Mean / Median Ratio of Sales:		99.1% / 99.77%	99.1% / 99.77%	99.79% / 100.18%	97.97% / 96.3%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$476,128 Average Current Yr Appr Val: \$451,103 Prev to Curr Pct Change: -5.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1305 **TIMBERS #13** **DMR** **662** **17** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	16 / 2.4%	16 / 2.4%	11 / 1.7%	5 / 0.8%
Mean / Median Ratio of Sales:	98.86% / 99.49%	98.86% / 99.49%	96.88% / 99.94%	103.22% / 97.98%
Count of Properties Listed:	16	16	11	5
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	46	46	48	43

Qualified Conventional

Count / Pct of Sales:	16 / 2.4%	16 / 2.4%	11 / 1.7%	5 / 0.8%
Mean / Median Ratio of Sales:	98.86% / 99.49%	98.86% / 99.49%	96.88% / 99.94%	103.22% / 97.98%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/
Mean / Median Ratio of Sales:	96.02% / 96.02%	96.02% / 96.02%	96.02% / 96.02%	% / %
Average 'Days On Market':	34	34	34	

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	2 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.15% / 0.00%	0.30% / 0.00%	0.15% / 0.00%	0.15% / 0.00%

Average Previous Yr Appr Val: \$504,109

Average Current Yr Appr Val: \$500,561

Prev to Curr Pct Change: -0.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N13084	SOUTHRIDGE PH 1, 2A, 2B	DNB	227	146	64%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	146 / 64.3%	140 / 61.7%	113 / 49.8%	33 / 14.5%	
Mean / Median Ratio of Sales:	96.87% / 97.17%	96.78% / 97.07%	95.84% / 95.87%	100.42% / 99.74%	
Count of Properties Listed:	141	135	109	32	
Ratio of SalePrice / ListPrice:	95%	95%	95%	94%	
Average 'Days On Market':	128	129	126	138	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	146 / 64.3%	140 / 61.7%	113 / 49.8%	33 / 14.5%	
Mean / Median Ratio of Sales:	96.87% / 97.17%	96.78% / 97.07%	95.84% / 95.87%	100.42% / 99.74%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N13140 LEXINGTON PARKS - KINGSGATE KMG 35 19 54%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 54.3%	19 / 54.3%	13 / 37.1%	6 / 17.1%
Mean / Median Ratio of Sales:	99.34% / 100.1%	99.34% / 100.1%	100.06% / 100.97%	97.79% / 98.99%
Count of Properties Listed:	19	19	13	6
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	0	0	0	0

Qualified Conventional

Count / Pct of Sales:	19 / 54.3%	19 / 54.3%	13 / 37.1%	6 / 17.1%
Mean / Median Ratio of Sales:	99.34% / 100.1%	99.34% / 100.1%	100.06% / 100.97%	97.79% / 98.99%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N13143 ASTER PARK 1A, 1B1, 1B2

JEV

18

Mkt Cd: Blue Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N13187	COYOTE MEADOWS PH 1A, 1B	LHR	106	12	11%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	12 / 11.3%	8 / 7.5%	2 / 1.9%	10 / 9.4%	
Mean / Median Ratio of Sales:	98.42% / 99.69%	96.89% / 97.62%	91.54% / 91.54%	99.8% / 100.09%	
Count of Properties Listed:	12	8	2	10	
Ratio of SalePrice / ListPrice:	96%	96%	98%	96%	
Average 'Days On Market':	93	73	36	105	
Qualified Conventional					
Count / Pct of Sales:	12 / 11.3%	8 / 7.5%	2 / 1.9%	10 / 9.4%	
Mean / Median Ratio of Sales:	98.42% / 99.69%	96.89% / 97.62%	91.54% / 91.54%	99.8% / 100.09%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1319	KINSINGTON MANOR EST	SDH	65	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 3.1%	2 / 3.1%	2 / 3.1%	/	
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	100.22% / 100.22%	% /	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	99%	99%	99%		%
Average 'Days On Market':	19	19	19		
Qualified Conventional					
Count / Pct of Sales:	2 / 3.1%	2 / 3.1%	2 / 3.1%	/	
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	100.22% / 100.22%	% /	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.54% / 0.00%	1.54% / 0.00%	0.00% / 0.00%	1.54% / 0.00%	

Average Previous Yr Appr Val: \$273,503 Average Current Yr Appr Val: \$263,168 Prev to Curr Pct Change: -3.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N13200 THE HAVEN @ TILLAGE PH 1,2 TILLAGE FARMS SOUTH IRS 189 45 24%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	45 / 23.8%	38 / 20.1%	11 / 5.8%	34 / 18.0%
Mean / Median Ratio of Sales:	97.64% / 97.43%	96.54% / 96.55%	90.37% / 88.92%	99.99% / 100.24%
Count of Properties Listed:	44	37	10	34
Ratio of SalePrice / ListPrice:	95%	94%	94%	95%
Average 'Days On Market':	22	17	16	24

Qualified Conventional

Count / Pct of Sales:	45 / 23.8%	38 / 20.1%	11 / 5.8%	34 / 18.0%
Mean / Median Ratio of Sales:	97.64% / 97.43%	96.54% / 96.55%	90.37% / 88.92%	99.99% / 100.24%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N13219 PRINCETON ESTATES PH 1A, 1B DNB 65 20 31%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	20 / 30.8%	16 / 24.6%	6 / 9.2%	14 / 21.5%
Mean / Median Ratio of Sales:	97.9% / 97.64%	97.42% / 96.87%	95.05% / 95.13%	99.12% / 100.13%
Count of Properties Listed:	17	13	3	14
Ratio of SalePrice / ListPrice:	95%	95%	95%	94%
Average 'Days On Market':	115	86	72	124

Qualified Conventional

Count / Pct of Sales:	20 / 30.8%	16 / 24.6%	6 / 9.2%	14 / 21.5%
Mean / Median Ratio of Sales:	97.9% / 97.64%	97.42% / 96.87%	95.05% / 95.13%	99.12% / 100.13%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$355,372

Average Current Yr Appr Val: \$335,003

Prev to Curr Pct Change: -5.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N13229 CHURCHILL PH1-3A LHR 83 22 27%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	22 / 26.5%	19 / 22.9%	3 / 3.6%	19 / 22.9%
Mean / Median Ratio of Sales:	100.14% / 100.03%	99.92% / 99.95%	97.9% / 99.64%	100.5% / 100.11%
Count of Properties Listed:	22	19	3	19
Ratio of SalePrice / ListPrice:	96%	96%	97%	96%
Average 'Days On Market':	132	120	98	138

Qualified Conventional

Count / Pct of Sales:	22 / 26.5%	19 / 22.9%	3 / 3.6%	19 / 22.9%
Mean / Median Ratio of Sales:	100.14% / 100.03%	99.92% / 99.95%	97.9% / 99.64%	100.5% / 100.11%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1327 HILLS/FOREST PK/PK PL 1 LAK 331 14 4%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 3.6%	11 / 3.3%	6 / 1.8%	6 / 1.8%
Mean / Median Ratio of Sales:	94.5% / 90.77%	93.85% / 89.35%	90.39% / 88.77%	98.61% / 101.73%
Count of Properties Listed:	12	11	6	6
Ratio of SalePrice / ListPrice:	96%	97%	96%	96%
Average 'Days On Market':	37	33	33	42

Qualified Conventional

Count / Pct of Sales:	12 / 3.6%	11 / 3.3%	6 / 1.8%	6 / 1.8%
Mean / Median Ratio of Sales:	94.5% / 90.77%	93.85% / 89.35%	90.39% / 88.77%	98.61% / 101.73%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	2 / 0.6%	1 / 0.3%	/	2 / 0.6%
Mean / Median Ratio of Sales:	101.58% / 101.58%	96.85% / 96.85%	% / %	101.58% / 101.58%
Average 'Days On Market':	5	8		5

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$330,221

Average Current Yr Appr Val: \$322,624

Prev to Curr Pct Change: -2.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N13284 TRAILS OF LAVON PH 1, 2A, 3 CLP 195 89 46%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	89 / 45.6%	88 / 45.1%	20 / 10.3%	69 / 35.4%
Mean / Median Ratio of Sales:	100.31% / 100.05%	100.24% / 100.02%	98.46% / 99.05%	100.85% / 100.83%
Count of Properties Listed:	83	82	18	65
Ratio of SalePrice / ListPrice:	94%	94%	94%	95%
Average 'Days On Market':	151	149	423	76

Qualified Conventional

Count / Pct of Sales:	89 / 45.6%	88 / 45.1%	20 / 10.3%	69 / 35.4%
Mean / Median Ratio of Sales:	100.31% / 100.05%	100.24% / 100.02%	98.46% / 99.05%	100.85% / 100.83%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

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Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1333	COLLIN SQUARE 1,2,3	AKJ	214	8	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 3.7%	7 / 3.3%	3 / 1.4%	5 / 2.3%	
Mean / Median Ratio of Sales:	100.04% / 100.34%	99.02% / 97.7%	98.85% / 97.7%	100.75% / 102.98%	
Count of Properties Listed:	8	7	3	5	
Ratio of SalePrice / ListPrice:	97%	98%	97%	98%	
Average 'Days On Market':	63	51	75	57	
Qualified Conventional					
Count / Pct of Sales:	8 / 3.7%	7 / 3.3%	3 / 1.4%	5 / 2.3%	
Mean / Median Ratio of Sales:	100.04% / 100.34%	99.02% / 97.7%	98.85% / 97.7%	100.75% / 102.98%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.93% / 0.00%	0.93% / 0.00%	0.47% / 0.00%	0.47% / 0.00%	

Average Previous Yr Appr Val: \$303,050
 Average Current Yr Appr Val: \$305,765
 Prev to Curr Pct Change: 0.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N13339	WINDMORE PH 1, 2	IRS	53	32	60%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	32 / 60.4%	31 / 58.5%	/	32 / 60.4%
Mean / Median Ratio of Sales:	99.81% / 100.05%	99.92% / 100.14%	% / %	99.81% / 100.05%
Count of Properties Listed:	32	31		32
Ratio of SalePrice / ListPrice:	96%	95%	%	96%
Average 'Days On Market':	53	54		53
<u>Qualified Conventional</u>				
Count / Pct of Sales:	32 / 60.4%	31 / 58.5%	/	32 / 60.4%
Mean / Median Ratio of Sales:	99.81% / 100.05%	99.92% / 100.14%	% / %	99.81% / 100.05%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1349	INDEPENDENCE EST/LEGACY PARK EST	VLH	79	3	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.8%	3 / 3.8%	3 / 3.8%	/	
Mean / Median Ratio of Sales:	100.92% / 99.96%	100.92% / 99.96%	100.92% / 99.96%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	22	22	22		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.8%	3 / 3.8%	3 / 3.8%	/	
Mean / Median Ratio of Sales:	100.92% / 99.96%	100.92% / 99.96%	100.92% / 99.96%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$515,319 Average Current Yr Appr Val: \$467,243 Prev to Curr Pct Change: -9.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1352 CROSS CREEK EAST 1,2,3 EGM 467 10 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 2.1%	10 / 2.1%	6 / 1.3%	4 / 0.9%
Mean / Median Ratio of Sales:	99.6% / 99.15%	99.6% / 99.15%	99.7% / 98.02%	99.45% / 100.11%
Count of Properties Listed:	10	10	6	4
Ratio of SalePrice / ListPrice:	100%	100%	101%	100%
Average 'Days On Market':	29	29	24	37

Qualified Conventional

Count / Pct of Sales:	10 / 2.1%	10 / 2.1%	6 / 1.3%	4 / 0.9%
Mean / Median Ratio of Sales:	99.6% / 99.15%	99.6% / 99.15%	99.7% / 98.02%	99.45% / 100.11%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$388,044

Average Current Yr Appr Val: \$371,666

Prev to Curr Pct Change: -4.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1388 OAK MEADOWS/TARVIN ESTATES #1 SLW 186 8 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 3.8%	6 / 3.2%	2 / 1.1%	5 / 2.7%
Mean / Median Ratio of Sales:	98.2% / 99.59%	99.25% / 100.08%	97.52% / 97.52%	98.47% / 99.59%
Count of Properties Listed:	7	6	2	5
Ratio of SalePrice / ListPrice:	97%	97%	95%	97%
Average 'Days On Market':	73	78	106	59

Qualified Conventional

Count / Pct of Sales:	7 / 3.8%	6 / 3.2%	2 / 1.1%	5 / 2.7%
Mean / Median Ratio of Sales:	98.2% / 99.59%	99.25% / 100.08%	97.52% / 97.52%	98.47% / 99.59%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.5%	/	/	1 / 0.5%
Mean / Median Ratio of Sales:	134.92% / 134.92%	% / %	% / %	134.92% / 134.92%
Average 'Days On Market':	9			9

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 1	4 / 1	3 / 1	1 / 0
Pct of Props 'Posted' / 'Struck Off':	2.15% / 0.54%	2.15% / 0.54%	1.61% / 0.54%	0.54% / 0.00%

Average Previous Yr Appr Val: \$442,784

Average Current Yr Appr Val: \$443,232

Prev to Curr Pct Change: 0.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1392	RUSSELL CREEK #01	EGM	322	6	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 1.9%	6 / 1.9%	5 / 1.6%	1 / 0.3%	
Mean / Median Ratio of Sales:	105.16% / 104.2%	105.16% / 104.2%	104.45% / 100.75%	108.73% / 108.73%	
Count of Properties Listed:	6	6	5	1	
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%	
Average 'Days On Market':	26	26	30	7	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 1.9%	6 / 1.9%	5 / 1.6%	1 / 0.3%	
Mean / Median Ratio of Sales:	105.16% / 104.2%	105.16% / 104.2%	104.45% / 100.75%	108.73% / 108.73%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$369,239 Average Current Yr Appr Val: \$371,461 Prev to Curr Pct Change: 0.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1440 WOODLAND MEADOWS/HURRICANE CREEK NSH 80 2 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.5%	2 / 2.5%	2 / 2.5%	/
Mean / Median Ratio of Sales:	99.28% / 99.28%	99.28% / 99.28%	99.28% / 99.28%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	93%	93%	93%	%
Average 'Days On Market':	51	51	51	

Qualified Conventional

Count / Pct of Sales:	2 / 2.5%	2 / 2.5%	2 / 2.5%	/
Mean / Median Ratio of Sales:	99.28% / 99.28%	99.28% / 99.28%	99.28% / 99.28%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$513,153

Average Current Yr Appr Val: \$476,675

Prev to Curr Pct Change: -7.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1446	WILLOW BEND LAKES #09	CLS	160	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 0.6%	1 / 0.6%	/	1 / 0.6%	
Mean / Median Ratio of Sales:	99.72% / 99.72%	99.72% / 99.72%	% / %	99.72% / 99.72%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	93%	93%	%	93%	
Average 'Days On Market':	9	9		9	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 0.6%	1 / 0.6%	/	1 / 0.6%	
Mean / Median Ratio of Sales:	99.72% / 99.72%	99.72% / 99.72%	% / %	99.72% / 99.72%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,764,670

Average Current Yr Appr Val: \$1,677,021

Prev to Curr Pct Change: -4.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1457 **KINGS RIDGE #1** **KMG** **435** **18** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	18 / 4.1%	16 / 3.7%	13 / 3.0%	5 / 1.1%
Mean / Median Ratio of Sales:	101.06% / 99.52%	100.79% / 99.31%	100.41% / 99.77%	102.75% / 99.27%
Count of Properties Listed:	18	16	13	5
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%
Average 'Days On Market':	35	38	35	35

Qualified Conventional

Count / Pct of Sales:	18 / 4.1%	16 / 3.7%	13 / 3.0%	5 / 1.1%
Mean / Median Ratio of Sales:	101.06% / 99.52%	100.79% / 99.31%	100.41% / 99.77%	102.75% / 99.27%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	3 / 0	3 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.46% / 0.00%	0.69% / 0.00%	0.69% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$388,178

Average Current Yr Appr Val: \$399,515

Prev to Curr Pct Change: 2.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1465	FOUNTAIN PARK #6	CEC	520	24	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	23 / 4.4%	23 / 4.4%	19 / 3.7%	4 / 0.8%	
Mean / Median Ratio of Sales:	97.28% / 98.32%	97.28% / 98.32%	96.75% / 97.07%	99.8% / 100.27%	
Count of Properties Listed:	23	23	19	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	27	27	23	45	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	23 / 4.4%	23 / 4.4%	19 / 3.7%	4 / 0.8%	
Mean / Median Ratio of Sales:	97.28% / 98.32%	97.28% / 98.32%	96.75% / 97.07%	99.8% / 100.27%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/	
Mean / Median Ratio of Sales:	94.67% / 94.67%	94.67% / 94.67%	94.67% / 94.67%	% / %	
Average 'Days On Market':	50	50	50		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.19% / 0.00%	0.19% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$468,020

Average Current Yr Appr Val: \$447,073

Prev to Curr Pct Change: -4.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1471 PRESTON HILLS AND PRESTON MEADOWS JRP 37 3 8%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 8.1%	3 / 8.1%	/	3 / 8.1%
Mean / Median Ratio of Sales:	100.73% / 99.81%	100.73% / 99.81%	% / %	100.73% / 99.81%
Count of Properties Listed:	3	3		3
Ratio of SalePrice / ListPrice:	93%	93%	%	93%
Average 'Days On Market':	101	101		101

Qualified Conventional

Count / Pct of Sales:	3 / 8.1%	3 / 8.1%	/	3 / 8.1%
Mean / Median Ratio of Sales:	100.73% / 99.81%	100.73% / 99.81%	% / %	100.73% / 99.81%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$986,897

Average Current Yr Appr Val: \$1,094,393

Prev to Curr Pct Change: 10.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1473	SPRINGPARK NO 7 & 8	DMR	465	14	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	14 / 3.0%	13 / 2.8%	10 / 2.2%	4 / 0.9%	
Mean / Median Ratio of Sales:	100.52% / 99.39%	99.92% / 98.79%	97.43% / 98.29%	108.23% / 108.12%	
Count of Properties Listed:	14	13	10	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	38	39	30	57	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	14 / 3.0%	13 / 2.8%	10 / 2.2%	4 / 0.9%	
Mean / Median Ratio of Sales:	100.52% / 99.39%	99.92% / 98.79%	97.43% / 98.29%	108.23% / 108.12%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$516,295
 Average Current Yr Appr Val: \$529,842
 Prev to Curr Pct Change: 2.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1498	HUNTERS GLEN	VLH	1129	24	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	24 / 2.1%	21 / 1.9%	15 / 1.3%	9 / 0.8%	
Mean / Median Ratio of Sales:	100.44% / 97.31%	100.45% / 97.39%	100.52% / 97.22%	100.3% / 98.11%	
Count of Properties Listed:	24	21	15	9	
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%	
Average 'Days On Market':	47	44	48	45	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	24 / 2.1%	21 / 1.9%	15 / 1.3%	9 / 0.8%	
Mean / Median Ratio of Sales:	100.44% / 97.31%	100.45% / 97.39%	100.52% / 97.22%	100.3% / 98.11%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.09% / 0.00%	0.09% / 0.00%	0.00% / 0.00%	0.09% / 0.00%	

Average Previous Yr Appr Val: \$540,743
 Average Current Yr Appr Val: \$542,694
 Prev to Curr Pct Change: 0.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1502	RUSTIC OAKS	JKF	283	8	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 2.8%	8 / 2.8%	6 / 2.1%	2 / 0.7%	
Mean / Median Ratio of Sales:	99.81% / 99.8%	99.81% / 99.8%	100.03% / 100.83%	99.17% / 99.17%	
Count of Properties Listed:	8	8	6	2	
Ratio of SalePrice / ListPrice:	96%	96%	95%	100%	
Average 'Days On Market':	41	41	47	21	
Qualified Conventional					
Count / Pct of Sales:	8 / 2.8%	8 / 2.8%	6 / 2.1%	2 / 0.7%	
Mean / Median Ratio of Sales:	99.81% / 99.8%	99.81% / 99.8%	100.03% / 100.83%	99.17% / 99.17%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$322,768
 Average Current Yr Appr Val: \$325,648
 Prev to Curr Pct Change: 0.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhhd Code	Neighborhood Name	Nbhhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1512	GREENGATE	CEC	697	24	3%
Mkt Cd:		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	22 / 3.2%	20 / 2.9%	7 / 1.0%	15 / 2.2%	
Mean / Median Ratio of Sales:	99.05% / 98.3%	99.36% / 98.52%	99.81% / 97.64%	98.69% / 98.72%	
Count of Properties Listed:	22	20	7	15	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	27	26	18	32	
Qualified Conventional					
Count / Pct of Sales:	22 / 3.2%	20 / 2.9%	7 / 1.0%	15 / 2.2%	
Mean / Median Ratio of Sales:	99.05% / 98.3%	99.36% / 98.52%	99.81% / 97.64%	98.69% / 98.72%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	2 / 0.3%	2 / 0.3%	1 / 0.1%	1 / 0.1%	
Mean / Median Ratio of Sales:	109.68% / 109.68%	109.68% / 109.68%	108.33% / 108.33%	111.04% / 111.04%	
Average 'Days On Market':	10	10		10	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$355,070

Average Current Yr Appr Val: \$344,622

Prev to Curr Pct Change: -2.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1516	COUNTRY MEADOW #1	CEC	545	13	2%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1521 MOSS CREEK EST/MOSS CRK NORTH STN 112 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	1 / 0.9%	1 / 0.9%
Mean / Median Ratio of Sales:	99.51% / 99.51%	99.51% / 99.51%	100.55% / 100.55%	98.47% / 98.47%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	94%	94%	95%	93%
Average 'Days On Market':	93	93	117	70

Qualified Conventional

Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	1 / 0.9%	1 / 0.9%
Mean / Median Ratio of Sales:	99.51% / 99.51%	99.51% / 99.51%	100.55% / 100.55%	98.47% / 98.47%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$774,421

Average Current Yr Appr Val: \$738,733

Prev to Curr Pct Change: -4.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1525 MONTE CARLO, BROOKSIDE, HILLSIDE SLW 145 9 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 6.2%	9 / 6.2%	8 / 5.5%	1 / 0.7%
Mean / Median Ratio of Sales:	99.18% / 99.17%	99.18% / 99.17%	98.66% / 99.14%	103.33% / 103.33%
Count of Properties Listed:	9	9	8	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%
Average 'Days On Market':	39	39	25	152

Qualified Conventional

Count / Pct of Sales:	9 / 6.2%	9 / 6.2%	8 / 5.5%	1 / 0.7%
Mean / Median Ratio of Sales:	99.18% / 99.17%	99.18% / 99.17%	98.66% / 99.14%	103.33% / 103.33%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	1.38% / 0.00%	0.69% / 0.00%	0.00% / 0.00%	1.38% / 0.00%

Average Previous Yr Appr Val: \$430,688

Average Current Yr Appr Val: \$478,193

Prev to Curr Pct Change: 11.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1541	FOREST CK EST 1,2,3	CLP	362	11	3%
Mkt Cd:	Green Nbhd				
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 2.8%	10 / 2.8%	4 / 1.1%	6 / 1.7%	
Mean / Median Ratio of Sales:	102.37% / 98.91%	102.37% / 98.91%	101.56% / 98.82%	102.91% / 100.18%	
Count of Properties Listed:	10	10	4	6	
Ratio of SalePrice / ListPrice:	99%	99%	97%	100%	
Average 'Days On Market':	31	31	41	24	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 2.8%	10 / 2.8%	4 / 1.1%	6 / 1.7%	
Mean / Median Ratio of Sales:	102.37% / 98.91%	102.37% / 98.91%	101.56% / 98.82%	102.91% / 100.18%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/	
Mean / Median Ratio of Sales:	171.03% / 171.03%	171.03% / 171.03%	171.03% / 171.03%	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$690,124		Average Current Yr Appr Val: \$720,713		Prev to Curr Pct Change: 4.43 %	
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:		2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024	
Prior Year Date Range:		1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)		Notice RAD Report		(All Nbhds)	
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1544 WHIFFLETREE 5-6 VLH 303 8 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 2.6%	8 / 2.6%	5 / 1.7%	3 / 1.0%
Mean / Median Ratio of Sales:	99.29% / 99.27%	99.29% / 99.27%	96.88% / 97.45%	103.3% / 102.73%
Count of Properties Listed:	8	8	5	3
Ratio of SalePrice / ListPrice:	96%	96%	99%	91%
Average 'Days On Market':	49	49	17	104

Qualified Conventional

Count / Pct of Sales:	8 / 2.6%	8 / 2.6%	5 / 1.7%	3 / 1.0%
Mean / Median Ratio of Sales:	99.29% / 99.27%	99.29% / 99.27%	96.88% / 97.45%	103.3% / 102.73%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$747,779

Average Current Yr Appr Val: \$780,875

Prev to Curr Pct Change: 4.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1545	HIDDEN MEADOWS OF LOS RIOS # 1, # 2, # 3	KER	182	7	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 3.8%	6 / 3.3%	4 / 2.2%	3 / 1.6%	
Mean / Median Ratio of Sales:	100.19% / 100.12%	99.16% / 97.99%	96.82% / 95.07%	104.69% / 106.4%	
Count of Properties Listed:	7	6	4	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	26	19	15	42	
Qualified Conventional					
Count / Pct of Sales:	7 / 3.8%	6 / 3.3%	4 / 2.2%	3 / 1.6%	
Mean / Median Ratio of Sales:	100.19% / 100.12%	99.16% / 97.99%	96.82% / 95.07%	104.69% / 106.4%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$402,001					
Average Current Yr Appr Val: \$399,313		Prev to Curr Pct Change: -0.67 %			
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1567 RHEA MILLS AND COLLIN GREEN JEV 129 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.3%	3 / 2.3%	2 / 1.6%	1 / 0.8%
Mean / Median Ratio of Sales:	97.16% / 100.5%	97.16% / 100.5%	93.93% / 93.93%	103.61% / 103.61%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	97%	100%
Average 'Days On Market':	11	11	15	4

Qualified Conventional

Count / Pct of Sales:	3 / 2.3%	3 / 2.3%	2 / 1.6%	1 / 0.8%
Mean / Median Ratio of Sales:	97.16% / 100.5%	97.16% / 100.5%	93.93% / 93.93%	103.61% / 103.61%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$576,175

Average Current Yr Appr Val: \$610,300

Prev to Curr Pct Change: 5.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1572A PRESTON VLG CONDOS STN 93 1 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	99.85% / 99.85%	99.85% / 99.85%	99.85% / 99.85%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	11	11	11	

Qualified Conventional

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	99.85% / 99.85%	99.85% / 99.85%	99.85% / 99.85%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$306,331

Average Current Yr Appr Val: \$292,277

Prev to Curr Pct Change: -4.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1595	HUNTERS RIDGE #2	EGM	678	21	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	21 / 3.1%	18 / 2.7%	13 / 1.9%	8 / 1.2%	
Mean / Median Ratio of Sales:	98.88% / 98.17%	97.35% / 97.61%	96.62% / 97.47%	102.55% / 101.54%	
Count of Properties Listed:	21	18	13	8	
Ratio of SalePrice / ListPrice:	98%	99%	99%	98%	
Average 'Days On Market':	26	22	14	47	
Qualified Conventional					
Count / Pct of Sales:	21 / 3.1%	18 / 2.7%	13 / 1.9%	8 / 1.2%	
Mean / Median Ratio of Sales:	98.88% / 98.17%	97.35% / 97.61%	96.62% / 97.47%	102.55% / 101.54%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$415,321 Average Current Yr Appr Val: \$425,924 Prev to Curr Pct Change: 2.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1649A BRIAR PARK VLG CONDOS KER 161 10 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 5.0%	8 / 5.0%	6 / 3.7%	2 / 1.2%
Mean / Median Ratio of Sales:	98.68% / 100.16%	98.68% / 100.16%	99.23% / 101.37%	97.03% / 97.03%
Count of Properties Listed:	8	8	6	2
Ratio of SalePrice / ListPrice:	95%	95%	95%	97%
Average 'Days On Market':	38	38	48	6

Qualified Conventional

Count / Pct of Sales:	8 / 5.0%	8 / 5.0%	6 / 3.7%	2 / 1.2%
Mean / Median Ratio of Sales:	98.68% / 100.16%	98.68% / 100.16%	99.23% / 101.37%	97.03% / 97.03%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	2 / 1.2%	2 / 1.2%	2 / 1.2%	/
Mean / Median Ratio of Sales:	109.56% / 109.56%	109.56% / 109.56%	109.56% / 109.56%	% / %
Average 'Days On Market':	12	12	12	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$196,093

Average Current Yr Appr Val: \$191,844

Prev to Curr Pct Change: -2.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1665A	PHEASANT LANDING CONDOS	KER	153	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	2 / 1.3%	1 / 0.7%	
Mean / Median Ratio of Sales:	100.6% / 100.17%	100.6% / 100.17%	98.17% / 98.17%	105.46% / 105.46%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%	
Average 'Days On Market':	38	38	44	26	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	2 / 1.3%	1 / 0.7%	
Mean / Median Ratio of Sales:	100.6% / 100.17%	100.6% / 100.17%	98.17% / 98.17%	105.46% / 105.46%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$231,559

Average Current Yr Appr Val: \$197,599

Prev to Curr Pct Change: -14.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1667	INDIAN CREEK #01/HILLS OF PRESTONWOOD	STN	81	5	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 6.2%	5 / 6.2%	3 / 3.7%	2 / 2.5%	
Mean / Median Ratio of Sales:	99.72% / 99.37%	99.72% / 99.37%	96.12% / 96.89%	105.13% / 105.13%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	21	21	11	37	
Qualified Conventional					
Count / Pct of Sales:	5 / 6.2%	5 / 6.2%	3 / 3.7%	2 / 2.5%	
Mean / Median Ratio of Sales:	99.72% / 99.37%	99.72% / 99.37%	96.12% / 96.89%	105.13% / 105.13%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,017,640

Average Current Yr Appr Val: \$1,101,268

Prev to Curr Pct Change: 8.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1704

OAK RIDGE

CEC

131

5

4%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.8%	5 / 3.8%	4 / 3.1%	1 / 0.8%
Mean / Median Ratio of Sales:	101.46% / 99.85%	101.46% / 99.85%	98.45% / 99.76%	113.53% / 113.53%
Count of Properties Listed:	5	5	4	1
Ratio of SalePrice / ListPrice:	100%	100%	101%	97%
Average 'Days On Market':	33	33	36	21

Qualified Conventional

Count / Pct of Sales:	5 / 3.8%	5 / 3.8%	4 / 3.1%	1 / 0.8%
Mean / Median Ratio of Sales:	101.46% / 99.85%	101.46% / 99.85%	98.45% / 99.76%	113.53% / 113.53%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$384,392

Average Current Yr Appr Val: \$398,163

Prev to Curr Pct Change: 3.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1736 SYCAMORE PLACE GSO 66 1 2%

Mkt Cd: Blue Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	/	1 / 1.5%
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	% / %	100.12% / 100.12%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	96%	96%	%	96%
Average 'Days On Market':	98	98		98

Qualified Conventional

Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	/	1 / 1.5%
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	% / %	100.12% / 100.12%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,144,039 Average Current Yr Appr Val: \$1,041,418 Prev to Curr Pct Change: -8.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1737

STONEBROOK 13

KMG

263

4

2%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	4 / 1.5%	3 / 1.1%	/	4 / 1.5%
Mean / Median Ratio of Sales:	99.9% / 99.97%	98.86% / 97.63%	% / %	99.9% / 99.97%
Count of Properties Listed:	4	3		4
Ratio of SalePrice / ListPrice:	100%	99%	%	100%
Average 'Days On Market':	29	34		29
Qualified Conventional				
Count / Pct of Sales:	4 / 1.5%	3 / 1.1%	/	4 / 1.5%
Mean / Median Ratio of Sales:	99.9% / 99.97%	98.86% / 97.63%	% / %	99.9% / 99.97%
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$437,304

Average Current Yr Appr Val: \$383,425

Prev to Curr Pct Change: -12.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1741	BENT TREE WEST 3 & 4	STN	194	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 3.1%	6 / 3.1%	3 / 1.5%	3 / 1.5%	
Mean / Median Ratio of Sales:	96.06% / 99.48%	96.06% / 99.48%	96.6% / 99.02%	95.52% / 99.96%	
Count of Properties Listed:	6	6	3	3	
Ratio of SalePrice / ListPrice:	100%	100%	101%	100%	
Average 'Days On Market':	44	44	39	48	
Qualified Conventional					
Count / Pct of Sales:	6 / 3.1%	6 / 3.1%	3 / 1.5%	3 / 1.5%	
Mean / Median Ratio of Sales:	96.06% / 99.48%	96.06% / 99.48%	96.6% / 99.02%	95.52% / 99.96%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$707,311
 Average Current Yr Appr Val: \$759,995
 Prev to Curr Pct Change: 7.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1753 **WOODBURN EST** **CLW** **136** **1** **1%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:	98.82% / 98.82%	98.82% / 98.82%	98.82% / 98.82%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	102%	102%	102%	%
Average 'Days On Market':	12	12	12	

Qualified Conventional

Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:	98.82% / 98.82%	98.82% / 98.82%	98.82% / 98.82%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$519,982

Average Current Yr Appr Val: \$566,219

Prev to Curr Pct Change: 8.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1759 CROSS CREEK 6,7 EGM 274 10 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 3.3%	9 / 3.3%	6 / 2.2%	3 / 1.1%
Mean / Median Ratio of Sales:	100.64% / 99.95%	100.64% / 99.95%	101.44% / 100.06%	99.06% / 97.85%
Count of Properties Listed:	9	9	6	3
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	49	49	43	60

Qualified Conventional

Count / Pct of Sales:	9 / 3.3%	9 / 3.3%	6 / 2.2%	3 / 1.1%
Mean / Median Ratio of Sales:	100.64% / 99.95%	100.64% / 99.95%	101.44% / 100.06%	99.06% / 97.85%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	/	1 / 0.4%
Mean / Median Ratio of Sales:	108.86% / 108.86%	108.86% / 108.86%	% / %	108.86% / 108.86%
Average 'Days On Market':	7	7		7

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$383,282

Average Current Yr Appr Val: \$397,410

Prev to Curr Pct Change: 3.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1768	HIGH MEADOWS	DNB	99	4	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 4.0%	4 / 4.0%	3 / 3.0%	1 / 1.0%	
Mean / Median Ratio of Sales:	98.45% / 98.82%	98.45% / 98.82%	99.26% / 99.37%	96.03% / 96.03%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	47	47	62	3	
Qualified Conventional					
Count / Pct of Sales:	4 / 4.0%	4 / 4.0%	3 / 3.0%	1 / 1.0%	
Mean / Median Ratio of Sales:	98.45% / 98.82%	98.45% / 98.82%	99.26% / 99.37%	96.03% / 96.03%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$429,869 Average Current Yr Appr Val: \$421,399 Prev to Curr Pct Change: -1.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1769 PRESTON MANOR 3-4 KMG 58 2 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	1 / 1.7%	/
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	95%	95%	95%	%
Average 'Days On Market':	1	1	1	

Qualified Conventional

Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	1 / 1.7%	/
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	1 / 1.7%	/
Mean / Median Ratio of Sales:	127.56% / 127.56%	127.56% / 127.56%	127.56% / 127.56%	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$406,362

Average Current Yr Appr Val: \$419,913

Prev to Curr Pct Change: 3.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1855 WYNDHAM ESTATES #01 SDH 251 12 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 4.4%	10 / 4.0%	5 / 2.0%	6 / 2.4%
Mean / Median Ratio of Sales:	100.09% / 99.59%	98.96% / 99.42%	99.15% / 99.59%	100.86% / 99.64%
Count of Properties Listed:	11	10	5	6
Ratio of SalePrice / ListPrice:	95%	95%	96%	95%
Average 'Days On Market':	69	72	59	76

Qualified Conventional

Count / Pct of Sales:	11 / 4.4%	10 / 4.0%	5 / 2.0%	6 / 2.4%
Mean / Median Ratio of Sales:	100.09% / 99.59%	98.96% / 99.42%	99.15% / 99.59%	100.86% / 99.64%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/
Mean / Median Ratio of Sales:	208.76% / 208.76%	208.76% / 208.76%	208.76% / 208.76%	% / %
Average 'Days On Market':	0	0	0	

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.40% / 0.00%	0.40% / 0.00%	0.40% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$309,776

Average Current Yr Appr Val: \$287,856

Prev to Curr Pct Change: -7.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1857

PARK CREEK "PARK BRIDGE"

LEM

147

5

3%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.4%	5 / 3.4%	5 / 3.4%	/
Mean / Median Ratio of Sales:	102.64% / 100.35%	102.64% / 100.35%	102.64% / 100.35%	% / %
Count of Properties Listed:	5	5	5	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	17	17	17	

Qualified Conventional

Count / Pct of Sales:	5 / 3.4%	5 / 3.4%	5 / 3.4%	/
Mean / Median Ratio of Sales:	102.64% / 100.35%	102.64% / 100.35%	102.64% / 100.35%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$469,241

Average Current Yr Appr Val: \$493,509

Prev to Curr Pct Change: 5.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N18601 OUR COUNTRY HOMES KAB 11 1 9%

Mkt Cd: Blue Nbhd

Prior YTD Sales Study Prior Year Sales Study 1st 3Qtrs Sales Study Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 9.1%	1 / 9.1%	/	1 / 9.1%
Mean / Median Ratio of Sales:	98.91% / 98.91%	98.91% / 98.91%	% / %	98.91% / 98.91%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	99%	99%	%	99%
Average 'Days On Market':	4	4		4

Qualified Conventional

Count / Pct of Sales:	1 / 9.1%	1 / 9.1%	/	1 / 9.1%
Mean / Median Ratio of Sales:	98.91% / 98.91%	98.91% / 98.91%	% / %	98.91% / 98.91%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,205,817 Average Current Yr Appr Val: \$1,161,755 Prev to Curr Pct Change: -3.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1877 WHITECHAPEL KER 288 9 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 2.8%	7 / 2.4%	7 / 2.4%	1 / 0.3%
Mean / Median Ratio of Sales:	99.92% / 100.37%	98.68% / 100.03%	98.68% / 100.03%	108.58% / 108.58%
Count of Properties Listed:	8	7	7	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	95%
Average 'Days On Market':	33	28	28	71

Qualified Conventional

Count / Pct of Sales:	8 / 2.8%	7 / 2.4%	7 / 2.4%	1 / 0.3%
Mean / Median Ratio of Sales:	99.92% / 100.37%	98.68% / 100.03%	98.68% / 100.03%	108.58% / 108.58%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/
Mean / Median Ratio of Sales:	121.72% / 121.72%	121.72% / 121.72%	121.72% / 121.72%	% / %
Average 'Days On Market':	2	2	2	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$650,017

Average Current Yr Appr Val: \$634,899

Prev to Curr Pct Change: -2.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1878 **POINTE NORTH** JKF 288 14 5%

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	14 / 4.9%	12 / 4.2%	6 / 2.1%	8 / 2.8%
Mean / Median Ratio of Sales:	100.92% / 99.83%	100.15% / 99.33%	98.63% / 97.47%	102.63% / 101.36%
Count of Properties Listed:	14	12	6	8
Ratio of SalePrice / ListPrice:	96%	96%	98%	95%
Average 'Days On Market':	31	32	34	29

Qualified Conventional

Count / Pct of Sales:	14 / 4.9%	12 / 4.2%	6 / 2.1%	8 / 2.8%
Mean / Median Ratio of Sales:	100.92% / 99.83%	100.15% / 99.33%	98.63% / 97.47%	102.63% / 101.36%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$328,028 Average Current Yr Appr Val: \$328,867 Prev to Curr Pct Change: 0.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1883 PRESTON SPRINGS #01 JEV 200 8 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 4.0%	8 / 4.0%	4 / 2.0%	4 / 2.0%
Mean / Median Ratio of Sales:	92.75% / 92.71%	92.75% / 92.71%	88.58% / 89.99%	96.92% / 97.51%
Count of Properties Listed:	8	8	4	4
Ratio of SalePrice / ListPrice:	97%	97%	96%	97%
Average 'Days On Market':	31	31	34	28

Qualified Conventional

Count / Pct of Sales:	8 / 4.0%	8 / 4.0%	4 / 2.0%	4 / 2.0%
Mean / Median Ratio of Sales:	92.75% / 92.71%	92.75% / 92.71%	88.58% / 89.99%	96.92% / 97.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$750,965

Average Current Yr Appr Val: \$705,179

Prev to Curr Pct Change: -6.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1914	BENT TRAIL VILLAGE & BENT TRAIL #4	STN	184	12	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	11 / 6.0%	11 / 6.0%	6 / 3.3%	5 / 2.7%	
Mean / Median Ratio of Sales:	99.52% / 99.93%	99.52% / 99.93%	98.27% / 96.58%	101.01% / 100.56%	
Count of Properties Listed:	11	11	6	5	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	30	30	25	36	
Qualified Conventional					
Count / Pct of Sales:	11 / 6.0%	11 / 6.0%	6 / 3.3%	5 / 2.7%	
Mean / Median Ratio of Sales:	99.52% / 99.93%	99.52% / 99.93%	98.27% / 96.58%	101.01% / 100.56%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	/	1 / 0.5%	
Mean / Median Ratio of Sales:	86.56% / 86.56%	86.56% / 86.56%	% / %	86.56% / 86.56%	
Average 'Days On Market':	2	2		2	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$448,761 Average Current Yr Appr Val: \$445,149 Prev to Curr Pct Change: -0.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1922	PRESTON VILLAGE #1,3 & ROEHAMPTON #1,2	STN	207	10	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 4.3%	9 / 4.3%	7 / 3.4%	2 / 1.0%	
Mean / Median Ratio of Sales:	102.21% / 100.61%	102.21% / 100.61%	103.02% / 103.25%	99.39% / 99.39%	
Count of Properties Listed:	9	9	7	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	42	42	37	63	
Qualified Conventional					
Count / Pct of Sales:	9 / 4.3%	9 / 4.3%	7 / 3.4%	2 / 1.0%	
Mean / Median Ratio of Sales:	102.21% / 100.61%	102.21% / 100.61%	103.02% / 103.25%	99.39% / 99.39%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	/	1 / 0.5%	
Mean / Median Ratio of Sales:	109.61% / 109.61%	109.61% / 109.61%	% / %	109.61% / 109.61%	
Average 'Days On Market':	2	2		2	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$427,231 Average Current Yr Appr Val: \$454,124 Prev to Curr Pct Change: 6.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N1922A PRESTON VILLAGE STN 71 5 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 7.0%	5 / 7.0%	1 / 1.4%	4 / 5.6%
Mean / Median Ratio of Sales:	98.2% / 100.04%	98.2% / 100.04%	93.71% / 93.71%	99.32% / 100.69%
Count of Properties Listed:	5	5	1	4
Ratio of SalePrice / ListPrice:	101%	101%	103%	101%
Average 'Days On Market':	20	20	5	24

Qualified Conventional

Count / Pct of Sales:	5 / 7.0%	5 / 7.0%	1 / 1.4%	4 / 5.6%
Mean / Median Ratio of Sales:	98.2% / 100.04%	98.2% / 100.04%	93.71% / 93.71%	99.32% / 100.69%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$395,171

Average Current Yr Appr Val: \$355,894

Prev to Curr Pct Change: -9.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1937	CROSSINGS	IRS	136	6	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 4.4%	6 / 4.4%	5 / 3.7%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.8% / 102.06%	99.8% / 102.06%	99.23% / 101.52%	102.61% / 102.61%	
Count of Properties Listed:	6	6	5	1	
Ratio of SalePrice / ListPrice:	96%	96%	97%	93%	
Average 'Days On Market':	75	75	73	81	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 4.4%	6 / 4.4%	5 / 3.7%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.8% / 102.06%	99.8% / 102.06%	99.23% / 101.52%	102.61% / 102.61%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$475,149

Average Current Yr Appr Val: \$463,307

Prev to Curr Pct Change: -2.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1943	SEVILLE OF THE HIGHLANDS #01	SBR	220	10	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 4.5%	9 / 4.1%	5 / 2.3%	5 / 2.3%	
Mean / Median Ratio of Sales:	99.95% / 98.7%	100.27% / 98.99%	98.86% / 98.99%	101.03% / 97.32%	
Count of Properties Listed:	10	9	5	5	
Ratio of SalePrice / ListPrice:	99%	99%	101%	98%	
Average 'Days On Market':	30	32	46	14	
Qualified Conventional					
Count / Pct of Sales:	10 / 4.5%	9 / 4.1%	5 / 2.3%	5 / 2.3%	
Mean / Median Ratio of Sales:	99.95% / 98.7%	100.27% / 98.99%	98.86% / 98.99%	101.03% / 97.32%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.45% / 0.00%	0.45% / 0.00%	0.00% / 0.00%	0.45% / 0.00%	

Average Previous Yr Appr Val: \$376,097 Average Current Yr Appr Val: \$372,368 Prev to Curr Pct Change: -0.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$376,898

Average Current Yr Appr Val: \$382,236

Prev to Curr Pct Change: 1.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name		Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1991	DEERFIELD		NSH	636	18	3%
Mkt Cd:		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>						
Count / Pct of Sales:		18 / 2.8%	16 / 2.5%	11 / 1.7%	7 / 1.1%	
Mean / Median Ratio of Sales:		98.72% / 98.9%	99.13% / 98.9%	97.38% / 96.8%	100.81% / 102.05%	
Count of Properties Listed:		18	16	11	7	
Ratio of SalePrice / ListPrice:		98%	98%	99%	97%	
Average 'Days On Market':		44	43	32	63	
<u>Qualified Conventional</u>						
Count / Pct of Sales:		18 / 2.8%	16 / 2.5%	11 / 1.7%	7 / 1.1%	
Mean / Median Ratio of Sales:		98.72% / 98.9%	99.13% / 98.9%	97.38% / 96.8%	100.81% / 102.05%	
<u>Qualified REO</u>						
Count / Pct of Sales:		/	/	/	/	
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %	
<u>Disqualified</u>						
Count /Pct of Sales:		/	/	/	/	
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %	
Average 'Days On Market':						
<u>Foreclosures</u>						
Count of 'Posted' / 'Struck Off':		5 / 0	4 / 0	4 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':		0.79% / 0.00%	0.63% / 0.00%	0.63% / 0.00%	0.16% / 0.00%	

Average Previous Yr Appr Val: \$754,807

Average Current Yr Appr Val: \$793,277

Prev to Curr Pct Change: 5.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N1992	GLENWOOD ESTATES #01,#2,&DEER CREEK	DNB	197	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	4 / 2.0%	/	
Mean / Median Ratio of Sales:	99.32% / 100.1%	99.32% / 100.1%	99.32% / 100.1%	% / %	%
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	99	99	99		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	4 / 2.0%	/	
Mean / Median Ratio of Sales:	99.32% / 100.1%	99.32% / 100.1%	99.32% / 100.1%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	/	1 / 0.5%	
Mean / Median Ratio of Sales:	161.28% / 161.28%	161.28% / 161.28%	% / %	161.28% / 161.28%	
Average 'Days On Market':	12	12		12	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	3 / 0	2 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.02% / 0.00%	1.52% / 0.00%	1.02% / 0.00%	0.51% / 0.00%	

Average Previous Yr Appr Val: \$422,130 Average Current Yr Appr Val: \$446,493 Prev to Curr Pct Change: 5.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2001 WHITE CREEK, TARA, NORTHFORK, TRAILSIDE JKF 144 6 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 4.2%	6 / 4.2%	4 / 2.8%	2 / 1.4%
Mean / Median Ratio of Sales:	100.25% / 100.87%	100.25% / 100.87%	100.31% / 102%	100.14% / 100.14%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	36	36	27	54

Qualified Conventional

Count / Pct of Sales:	6 / 4.2%	6 / 4.2%	4 / 2.8%	2 / 1.4%
Mean / Median Ratio of Sales:	100.25% / 100.87%	100.25% / 100.87%	100.31% / 102%	100.14% / 100.14%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$915,296

Average Current Yr Appr Val: \$905,423

Prev to Curr Pct Change: -1.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2010	AERO COUNTRY (COMMERCIAL)	MAW	14		
Mkt Cd:					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Qualified REO					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Disqualified					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$399,252
 Average Current Yr Appr Val: \$444,401
 Prev to Curr Pct Change: 11.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2010R	AERO COUNTRY (RESIDENTIAL)	JEV	20	1	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 5.0%	1 / 5.0%	/	1 / 5.0%	
Mean / Median Ratio of Sales:	100.05% / 100.05%	100.05% / 100.05%	% / %	100.05% / 100.05%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	83%	83%	%	83%	
Average 'Days On Market':	87	87		87	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 5.0%	1 / 5.0%	/	1 / 5.0%	
Mean / Median Ratio of Sales:	100.05% / 100.05%	100.05% / 100.05%	% / %	100.05% / 100.05%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$560,934 Average Current Yr Appr Val: \$1,093,208 Prev to Curr Pct Change: 94.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2041 **GLENHOLLOW** **STN** **319** **8** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 2.2%	7 / 2.2%	5 / 1.6%	2 / 0.6%
Mean / Median Ratio of Sales:	99.7% / 99.82%	99.7% / 99.82%	100.22% / 99.82%	98.4% / 98.4%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	22	22	20	27

Qualified Conventional

Count / Pct of Sales:	7 / 2.2%	7 / 2.2%	5 / 1.6%	2 / 0.6%
Mean / Median Ratio of Sales:	99.7% / 99.82%	99.7% / 99.82%	100.22% / 99.82%	98.4% / 98.4%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.3%	/	/	1 / 0.3%
Mean / Median Ratio of Sales:	126.36% / 126.36%	% / %	% / %	126.36% / 126.36%
Average 'Days On Market':	8			8

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.63% / 0.00%	0.63% / 0.00%	0.31% / 0.00%	0.31% / 0.00%

Average Previous Yr Appr Val: \$711,078

Average Current Yr Appr Val: \$752,099

Prev to Curr Pct Change: 5.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2054 NORTH RIDGE/HIGH RIDGE

EGM 71

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$320,947

Average Current Yr Appr Val: \$306,620

Prev to Curr Pct Change: -4.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2086	HERITAGE PARK	AKJ	423	20	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	18 / 4.3%	16 / 3.8%	10 / 2.4%	8 / 1.9%	
Mean / Median Ratio of Sales:	99.56% / 99.21%	98.64% / 97.93%	98.02% / 96.49%	101.48% / 100.57%	
Count of Properties Listed:	18	16	10	8	
Ratio of SalePrice / ListPrice:	98%	99%	100%	96%	
Average 'Days On Market':	46	35	31	64	
Qualified Conventional					
Count / Pct of Sales:	18 / 4.3%	16 / 3.8%	10 / 2.4%	8 / 1.9%	
Mean / Median Ratio of Sales:	99.56% / 99.21%	98.64% / 97.93%	98.02% / 96.49%	101.48% / 100.57%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	2 / 0.5%	2 / 0.5%	1 / 0.2%	1 / 0.2%	
Mean / Median Ratio of Sales:	124.83% / 124.83%	124.83% / 124.83%	118.99% / 118.99%	130.66% / 130.66%	
Average 'Days On Market':	14	14	23	6	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.24% / 0.00%	0.24% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$445,681

Average Current Yr Appr Val: \$445,832

Prev to Curr Pct Change: 0.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2086S	HERITAGE PARK SOUTH	AKJ	555	16	3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	16 / 2.9%	15 / 2.7%	8 / 1.4%	8 / 1.4%
Mean / Median Ratio of Sales:	96.64% / 95.83%	96.13% / 94.6%	93.3% / 93.5%	99.97% / 99.34%
Count of Properties Listed:	16	15	8	8
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	30	27	27	34

Qualified Conventional

Count / Pct of Sales:	16 / 2.9%	15 / 2.7%	8 / 1.4%	8 / 1.4%
Mean / Median Ratio of Sales:	96.64% / 95.83%	96.13% / 94.6%	93.3% / 93.5%	99.97% / 99.34%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$434,209	Average Current Yr Appr Val: \$413,773	Prev to Curr Pct Change: -4.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2087	NORTH BROOK	DNB	291	11	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 3.8%	10 / 3.4%	8 / 2.7%	3 / 1.0%	
Mean / Median Ratio of Sales:	99.79% / 100.11%	99.4% / 99.78%	98.68% / 99.33%	102.74% / 102.76%	
Count of Properties Listed:	11	10	8	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	24	26	26	18	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 3.8%	10 / 3.4%	8 / 2.7%	3 / 1.0%	
Mean / Median Ratio of Sales:	99.79% / 100.11%	99.4% / 99.78%	98.68% / 99.33%	102.74% / 102.76%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.34% / 0.00%	0.34% / 0.00%	0.34% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$339,396

Average Current Yr Appr Val: \$324,102

Prev to Curr Pct Change: -4.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2095	PRESTON HILL #2	SDH	130	5	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 3.8%	4 / 3.1%	4 / 3.1%	1 / 0.8%	
Mean / Median Ratio of Sales:	98.55% / 97.33%	96.88% / 97.19%	96.88% / 97.19%	105.25% / 105.25%	
Count of Properties Listed:	5	4	4	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	96%	
Average 'Days On Market':	27	10	10	92	
Qualified Conventional					
Count / Pct of Sales:	5 / 3.8%	4 / 3.1%	4 / 3.1%	1 / 0.8%	
Mean / Median Ratio of Sales:	98.55% / 97.33%	96.88% / 97.19%	96.88% / 97.19%	105.25% / 105.25%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$819,027 Average Current Yr Appr Val: \$764,702 Prev to Curr Pct Change: -6.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2111	GLEN LYON	CLS	34	1	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	/	1 / 2.9%	
Mean / Median Ratio of Sales:	91.1% / 91.1%	91.1% / 91.1%	% / %	91.1% / 91.1%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	104%	104%	%	104%	
Average 'Days On Market':	8	8		8	
Qualified Conventional					
Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	/	1 / 2.9%	
Mean / Median Ratio of Sales:	91.1% / 91.1%	91.1% / 91.1%	% / %	91.1% / 91.1%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,668,237
 Average Current Yr Appr Val: \$1,868,388
 Prev to Curr Pct Change: 12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2114	EASTRIDGE OAK MEADOW 1 & 2	SDH	233	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 2.1%	5 / 2.1%	3 / 1.3%	2 / 0.9%	
Mean / Median Ratio of Sales:	100.37% / 100.24%	100.37% / 100.24%	100.99% / 101.08%	99.43% / 99.43%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	47	47	46	49	
Qualified Conventional					
Count / Pct of Sales:	5 / 2.1%	5 / 2.1%	3 / 1.3%	2 / 0.9%	
Mean / Median Ratio of Sales:	100.37% / 100.24%	100.37% / 100.24%	100.99% / 101.08%	99.43% / 99.43%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	/	1 / 0.4%	
Mean / Median Ratio of Sales:	111.51% / 111.51%	111.51% / 111.51%	% / %	111.51% / 111.51%	
Average 'Days On Market':	9	9		9	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$346,636 Average Current Yr Appr Val: \$342,641 Prev to Curr Pct Change: -1.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2121CROSS CREEK FARMSVLH13

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$176,354Average Current Yr Appr Val: \$191,976Prev to Curr Pct Change: 8.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2135	COTTONWOOD BEND NORTH 1,2	AKJ	277	7	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 2.5%	7 / 2.5%	5 / 1.8%	2 / 0.7%	
Mean / Median Ratio of Sales:	96.9% / 98.38%	96.9% / 98.38%	96.99% / 98.38%	96.68% / 96.68%	
Count of Properties Listed:	7	7	5	2	
Ratio of SalePrice / ListPrice:	100%	100%	101%	98%	
Average 'Days On Market':	23	23	27	13	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 2.5%	7 / 2.5%	5 / 1.8%	2 / 0.7%	
Mean / Median Ratio of Sales:	96.9% / 98.38%	96.9% / 98.38%	96.99% / 98.38%	96.68% / 96.68%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	0 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.72% / 0.00%	0.72% / 0.00%	0.00% / 0.00%	0.72% / 0.00%	

Average Previous Yr Appr Val: \$404,640
 Average Current Yr Appr Val: \$414,880
 Prev to Curr Pct Change: 2.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2135-S	COTTONWOOD BEND SOUTH	AKJ	1238	42	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	42 / 3.4%	41 / 3.3%	30 / 2.4%	12 / 1.0%	
Mean / Median Ratio of Sales:	95.57% / 95.11%	95.55% / 94.99%	94.54% / 94.45%	98.14% / 99.76%	
Count of Properties Listed:	42	41	30	12	
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%	
Average 'Days On Market':	38	34	26	68	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	42 / 3.4%	41 / 3.3%	30 / 2.4%	12 / 1.0%	
Mean / Median Ratio of Sales:	95.57% / 95.11%	95.55% / 94.99%	94.54% / 94.45%	98.14% / 99.76%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.08% / 0.00%	0.08% / 0.00%	0.00% / 0.00%	0.08% / 0.00%	

Average Previous Yr Appr Val: \$424,589
 Average Current Yr Appr Val: \$413,803
 Prev to Curr Pct Change: -2.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2140	HARBORD OAKS	EJG	31		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	3.23% / 0.00%	3.23% / 0.00%	3.23% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,272,464

Average Current Yr Appr Val: \$2,825,582

Prev to Curr Pct Change: 24.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2151 **WESTGATE #01** **JKF** **255** **6** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 2.4%	6 / 2.4%	5 / 2.0%	1 / 0.4%
Mean / Median Ratio of Sales:	98.63% / 99.95%	98.63% / 99.95%	99.42% / 101.5%	94.66% / 94.66%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	30	30	22	73

Qualified Conventional

Count / Pct of Sales:	6 / 2.4%	6 / 2.4%	5 / 2.0%	1 / 0.4%
Mean / Median Ratio of Sales:	98.63% / 99.95%	98.63% / 99.95%	99.42% / 101.5%	94.66% / 94.66%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$365,486

Average Current Yr Appr Val: \$371,283

Prev to Curr Pct Change: 1.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2166

LEGACY HILLS

VLH

112

4

4%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	4 / 3.6%	3 / 2.7%	2 / 1.8%	2 / 1.8%
Mean / Median Ratio of Sales:	96.96% / 98.48%	95.65% / 96.51%	95.22% / 95.22%	98.71% / 98.71%
Count of Properties Listed:	4	3	2	2
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	33	41	22	44
<u>Qualified Conventional</u>				
Count / Pct of Sales:	4 / 3.6%	3 / 2.7%	2 / 1.8%	2 / 1.8%
Mean / Median Ratio of Sales:	96.96% / 98.48%	95.65% / 96.51%	95.22% / 95.22%	98.71% / 98.71%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$587,235

Average Current Yr Appr Val: \$545,473

Prev to Curr Pct Change: -7.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2173	QUINCY PLACE 1-3	NSH	107	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.8%	3 / 2.8%	2 / 1.9%	1 / 0.9%	
Mean / Median Ratio of Sales:	95.41% / 99.98%	95.41% / 99.98%	93.12% / 93.12%	99.98% / 99.98%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	49	49	32	83	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.8%	3 / 2.8%	2 / 1.9%	1 / 0.9%	
Mean / Median Ratio of Sales:	95.41% / 99.98%	95.41% / 99.98%	93.12% / 93.12%	99.98% / 99.98%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.87% / 0.00%	1.87% / 0.00%	1.87% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$566,906 Average Current Yr Appr Val: \$553,838 Prev to Curr Pct Change: -2.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2197 MAYFAIR #1,#2 DNB 113 1 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/
Mean / Median Ratio of Sales:	100.03% / 100.03%	100.03% / 100.03%	100.03% / 100.03%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	20	20	20	

Qualified Conventional

Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/
Mean / Median Ratio of Sales:	100.03% / 100.03%	100.03% / 100.03%	100.03% / 100.03%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$520,112

Average Current Yr Appr Val: \$587,489

Prev to Curr Pct Change: 12.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2232-PR	PLANTATION RESORT	AKJ	1963	61	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	61 / 3.1%	58 / 3.0%	39 / 2.0%	22 / 1.1%	
Mean / Median Ratio of Sales:	95.79% / 94.9%	95.5% / 94.85%	92.84% / 90.89%	101.03% / 99.49%	
Count of Properties Listed:	61	58	39	22	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	37	36	26	56	
Qualified Conventional					
Count / Pct of Sales:	61 / 3.1%	58 / 3.0%	39 / 2.0%	22 / 1.1%	
Mean / Median Ratio of Sales:	95.79% / 94.9%	95.5% / 94.85%	92.84% / 90.89%	101.03% / 99.49%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	5 / 0	5 / 0	3 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.25% / 0.00%	0.25% / 0.00%	0.15% / 0.00%	0.10% / 0.00%	

Average Previous Yr Appr Val: \$559,644
 Average Current Yr Appr Val: \$542,823
 Prev to Curr Pct Change: -3.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2246	PRESTON BEND #1 & #2	NSH	150	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/	
Mean / Median Ratio of Sales:	99.93% / 99.93%	99.93% / 99.93%	99.93% / 99.93%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	20	20	20		
Qualified Conventional					
Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/	
Mean / Median Ratio of Sales:	99.93% / 99.93%	99.93% / 99.93%	99.93% / 99.93%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.67% / 0.00%	0.67% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$495,595 Average Current Yr Appr Val: \$472,349 Prev to Curr Pct Change: -4.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2248 **STONE GROVE #1** **SDH** **104** **3** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.9%	3 / 2.9%	3 / 2.9%	/
Mean / Median Ratio of Sales:	100.45% / 100.23%	100.45% / 100.23%	100.45% / 100.23%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	17	17	17	

Qualified Conventional

Count / Pct of Sales:	3 / 2.9%	3 / 2.9%	3 / 2.9%	/
Mean / Median Ratio of Sales:	100.45% / 100.23%	100.45% / 100.23%	100.45% / 100.23%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$396,036

Average Current Yr Appr Val: \$406,951

Prev to Curr Pct Change: 2.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2249 **PRESIDENTIAL ESTATES** JKF 90 1 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	/	1 / 1.1%
Mean / Median Ratio of Sales:	99.98% / 99.98%	99.98% / 99.98%	% / %	99.98% / 99.98%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	48	48		48

Qualified Conventional

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	/	1 / 1.1%
Mean / Median Ratio of Sales:	99.98% / 99.98%	99.98% / 99.98%	% / %	99.98% / 99.98%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.11% / 0.00%	1.11% / 0.00%	0.00% / 0.00%	1.11% / 0.00%

Average Previous Yr Appr Val: \$405,007

Average Current Yr Appr Val: \$407,086

Prev to Curr Pct Change: 0.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2250	SACHSE NORTH BLACKBURN RD	AKJ	240	2	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 0.8%	2 / 0.8%	1 / 0.4%	1 / 0.4%	
Mean / Median Ratio of Sales:	99.95% / 99.95%	99.95% / 99.95%	99.89% / 99.89%	100.02% / 100.02%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	97%	97%	95%	98%	
Average 'Days On Market':	17	17	6	29	
Qualified Conventional					
Count / Pct of Sales:	2 / 0.8%	2 / 0.8%	1 / 0.4%	1 / 0.4%	
Mean / Median Ratio of Sales:	99.95% / 99.95%	99.95% / 99.95%	99.89% / 99.89%	100.02% / 100.02%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$424,217					
Average Current Yr Appr Val: \$389,681		Prev to Curr Pct Change: -8.14 %			
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
Notice RAD Report					
(All NbhdS)					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name						Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2257	PRINCETON TIMBERS, PRINCETON PARKS						IRS	61		
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study			
<u>Qualified Conventional & REO</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	%	/	%	%	%
Count of Properties Listed:										
Ratio of SalePrice / ListPrice:	%		%		%		%			
Average 'Days On Market':										
<u>Qualified Conventional</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	%	/	%	%	%
<u>Qualified REO</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	%	/	%	%	%
<u>Disqualified</u>										
Count /Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	%	/	%	%	%
Average 'Days On Market':										
<u>Foreclosures</u>										
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0			
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%			

Average Previous Yr Appr Val: \$263,294

Average Current Yr Appr Val: \$250,899

Prev to Curr Pct Change: -4.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2273 NEWPORT HARBOR/QUAIL MEADOW JKF 634 19 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 3.0%	17 / 2.7%	8 / 1.3%	11 / 1.7%
Mean / Median Ratio of Sales:	102.99% / 100.41%	104.3% / 100.65%	100.81% / 98.08%	104.58% / 100.65%
Count of Properties Listed:	18	16	7	11
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	56	58	22	77

Qualified Conventional

Count / Pct of Sales:	19 / 3.0%	17 / 2.7%	8 / 1.3%	11 / 1.7%
Mean / Median Ratio of Sales:	102.99% / 100.41%	104.3% / 100.65%	100.81% / 98.08%	104.58% / 100.65%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$372,027

Average Current Yr Appr Val: \$380,473

Prev to Curr Pct Change: 2.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2287	PRESTON VINEYARDS (ALL)	DNB	884	22	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	22 / 2.5%	19 / 2.1%	14 / 1.6%	8 / 0.9%	
Mean / Median Ratio of Sales:	100.07% / 98.38%	99.24% / 97.77%	98.82% / 97%	102.26% / 100.04%	
Count of Properties Listed:	22	19	14	8	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	22	15	15	33	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	22 / 2.5%	19 / 2.1%	14 / 1.6%	8 / 0.9%	
Mean / Median Ratio of Sales:	100.07% / 98.38%	99.24% / 97.77%	98.82% / 97%	102.26% / 100.04%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.11% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.11% / 0.00%	

Average Previous Yr Appr Val: \$450,247
 Average Current Yr Appr Val: \$444,272
 Prev to Curr Pct Change: -1.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2303G **STONEBRIAR #1 (GOLF LOT)** **KDB** **3**

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$38,477 Average Current Yr Appr Val: \$38,477 Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2320	PARK HOLLOW #1 AND #2	KER	95	3	3%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	3 / 3.2%	/	
Mean / Median Ratio of Sales:	102.38% / 99.95%	102.38% / 99.95%	102.38% / 99.95%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	119	119	119		
Qualified Conventional					
Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	3 / 3.2%	/	
Mean / Median Ratio of Sales:	102.38% / 99.95%	102.38% / 99.95%	102.38% / 99.95%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$407,720 Average Current Yr Appr Val: \$420,140 Prev to Curr Pct Change: 3.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2334 **BRIAR RIDGE #1** **LHR** **177** **7** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 4.0%	6 / 3.4%	5 / 2.8%	2 / 1.1%
Mean / Median Ratio of Sales:	100.18% / 100.01%	100.05% / 99.77%	99.21% / 99.53%	102.62% / 102.62%
Count of Properties Listed:	7	6	5	2
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%
Average 'Days On Market':	43	42	25	90

Qualified Conventional

Count / Pct of Sales:	7 / 4.0%	6 / 3.4%	5 / 2.8%	2 / 1.1%
Mean / Median Ratio of Sales:	100.18% / 100.01%	100.05% / 99.77%	99.21% / 99.53%	102.62% / 102.62%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.56% / 0.00%	0.56% / 0.00%	0.56% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$500,349

Average Current Yr Appr Val: \$485,332

Prev to Curr Pct Change: -3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2334G	BRIAR RIDGE GOLF COURSE LOTS	LHR	93	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 4.3%	4 / 4.3%	3 / 3.2%	1 / 1.1%	
Mean / Median Ratio of Sales:	102.33% / 100.62%	102.33% / 100.62%	102.78% / 100.25%	100.99% / 100.99%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%	
Average 'Days On Market':	24	24	18	42	
Qualified Conventional					
Count / Pct of Sales:	4 / 4.3%	4 / 4.3%	3 / 3.2%	1 / 1.1%	
Mean / Median Ratio of Sales:	102.33% / 100.62%	102.33% / 100.62%	102.78% / 100.25%	100.99% / 100.99%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/	
Mean / Median Ratio of Sales:	117.14% / 117.14%	117.14% / 117.14%	117.14% / 117.14%	% / %	
Average 'Days On Market':	136	136	136		
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$556,542 Average Current Yr Appr Val: \$576,624 Prev to Curr Pct Change: 3.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2335 **MEADOW RIDGE #1** **LHR** **153** **6** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.9%	6 / 3.9%	6 / 3.9%	/
Mean / Median Ratio of Sales:	98.59% / 98.3%	98.59% / 98.3%	98.59% / 98.3%	% / %
Count of Properties Listed:	6	6	6	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	11	11	11	

Qualified Conventional

Count / Pct of Sales:	6 / 3.9%	6 / 3.9%	6 / 3.9%	/
Mean / Median Ratio of Sales:	98.59% / 98.3%	98.59% / 98.3%	98.59% / 98.3%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$639,454

Average Current Yr Appr Val: \$664,660

Prev to Curr Pct Change: 3.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2335G	MEADOW RIDGE 1&2 GOLF COURSE LOTS	LHR	54		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$660,200
 Average Current Yr Appr Val: \$670,817
 Prev to Curr Pct Change: 1.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2336	HILLSCREEK	LHR	82	2	2%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2336G	HILLS CREEK GOLF COURSE	LHR	69	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 1.4%	1 / 1.4%	1 / 1.4%	/	
Mean / Median Ratio of Sales:	99.05% / 99.05%	99.05% / 99.05%	99.05% / 99.05%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	103%	103%	103%	%	
Average 'Days On Market':	4	4	4		
Qualified Conventional					
Count / Pct of Sales:	1 / 1.4%	1 / 1.4%	1 / 1.4%	/	
Mean / Median Ratio of Sales:	99.05% / 99.05%	99.05% / 99.05%	99.05% / 99.05%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$790,288 Average Current Yr Appr Val: \$862,785 Prev to Curr Pct Change: 9.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2337	WELLINGTON POINT	HRH	101	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 5.0%	5 / 5.0%	1 / 1.0%	4 / 4.0%	
Mean / Median Ratio of Sales:	100.24% / 101.15%	100.24% / 101.15%	101.15% / 101.15%	100.02% / 101.87%	
Count of Properties Listed:	5	5	1	4	
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%	
Average 'Days On Market':	26	26	8	30	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 5.0%	5 / 5.0%	1 / 1.0%	4 / 4.0%	
Mean / Median Ratio of Sales:	100.24% / 101.15%	100.24% / 101.15%	101.15% / 101.15%	100.02% / 101.87%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	1 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	2.97% / 0.00%	2.97% / 0.00%	0.99% / 0.00%	1.98% / 0.00%	

Average Previous Yr Appr Val: \$979,028
 Average Current Yr Appr Val: \$1,007,751
 Prev to Curr Pct Change: 2.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2340

NORTHCREEK 1,2

SBR

103

3

3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

3 / 2.9%

3 / 2.9%

3 / 2.9%

/

Mean / Median Ratio of Sales:

99.64% / 99.89%

99.64% / 99.89%

99.64% / 99.89%

% / %

Count of Properties Listed:

3

3

3

Ratio of SalePrice / ListPrice:

100%

100%

100%

%

Average 'Days On Market':

30

30

30

Qualified Conventional

Count / Pct of Sales:

3 / 2.9%

3 / 2.9%

3 / 2.9%

/

Mean / Median Ratio of Sales:

99.64% / 99.89%

99.64% / 99.89%

99.64% / 99.89%

% / %

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$479,653

Average Current Yr Appr Val: \$508,300

Prev to Curr Pct Change: 5.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2341	SUNSET RIDGE #1,2,3	SBR	96	3	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.1%	3 / 3.1%	2 / 2.1%	1 / 1.0%	
Mean / Median Ratio of Sales:	99.22% / 99.91%	99.22% / 99.91%	101.14% / 101.14%	95.38% / 95.38%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	62	62	89	7	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.1%	3 / 3.1%	2 / 2.1%	1 / 1.0%	
Mean / Median Ratio of Sales:	99.22% / 99.91%	99.22% / 99.91%	101.14% / 101.14%	95.38% / 95.38%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$547,120
 Average Current Yr Appr Val: \$617,210
 Prev to Curr Pct Change: 12.81 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2341G SUNSET RIDGE #1,2,3 GOLF COURSE LOTS SBR 146 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.1%	3 / 2.1%	1 / 0.7%	2 / 1.4%
Mean / Median Ratio of Sales:	97.91% / 100.53%	97.91% / 100.53%	92.39% / 92.39%	100.66% / 100.66%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	97%	97%	94%	98%
Average 'Days On Market':	45	45	82	27

Qualified Conventional

Count / Pct of Sales:	3 / 2.1%	3 / 2.1%	1 / 0.7%	2 / 1.4%
Mean / Median Ratio of Sales:	97.91% / 100.53%	97.91% / 100.53%	92.39% / 92.39%	100.66% / 100.66%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.37% / 0.00%	1.37% / 0.00%	1.37% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$601,949

Average Current Yr Appr Val: \$535,959

Prev to Curr Pct Change: -10.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2343 **QUAIL CREEK** **LHR** **384** **18** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	18 / 4.7%	17 / 4.4%	12 / 3.1%	6 / 1.6%
Mean / Median Ratio of Sales:	100% / 99.91%	99.98% / 99.83%	99.94% / 100.22%	100.1% / 99.51%
Count of Properties Listed:	18	17	12	6
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	31	26	19	55

Qualified Conventional

Count / Pct of Sales:	18 / 4.7%	17 / 4.4%	12 / 3.1%	6 / 1.6%
Mean / Median Ratio of Sales:	100% / 99.91%	99.98% / 99.83%	99.94% / 100.22%	100.1% / 99.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.52% / 0.00%	0.52% / 0.00%	0.52% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$428,091

Average Current Yr Appr Val: \$432,551

Prev to Curr Pct Change: 1.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2348	RUSSEAU PLACE #1,2A, 2B	JRP	230	7	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 3.0%	7 / 3.0%	3 / 1.3%	4 / 1.7%	
Mean / Median Ratio of Sales:	100.52% / 99.94%	100.52% / 99.94%	99.22% / 99.94%	101.49% / 99.79%	
Count of Properties Listed:	7	7	3	4	
Ratio of SalePrice / ListPrice:	98%	98%	100%	97%	
Average 'Days On Market':	49	49	13	77	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 3.0%	7 / 3.0%	3 / 1.3%	4 / 1.7%	
Mean / Median Ratio of Sales:	100.52% / 99.94%	100.52% / 99.94%	99.22% / 99.94%	101.49% / 99.79%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.43% / 0.00%	0.43% / 0.00%	0.00% / 0.00%	0.43% / 0.00%	

Average Previous Yr Appr Val: \$336,362

Average Current Yr Appr Val: \$387,547

Prev to Curr Pct Change: 15.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2360	WEST CREEK ESTATES 1-2	VLH	253	6	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 1.6%	4 / 1.6%	4 / 1.6%	/	
Mean / Median Ratio of Sales:	97.4% / 97.52%	97.4% / 97.52%	97.4% / 97.52%	% / %	
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	14	14	14		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 1.6%	4 / 1.6%	4 / 1.6%	/	
Mean / Median Ratio of Sales:	97.4% / 97.52%	97.4% / 97.52%	97.4% / 97.52%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	2 / 0.8%	2 / 0.8%	2 / 0.8%	/	
Mean / Median Ratio of Sales:	112.68% / 112.68%	112.68% / 112.68%	112.68% / 112.68%	% / %	
Average 'Days On Market':	18	18	18		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$512,050 Average Current Yr Appr Val: \$504,251 Prev to Curr Pct Change: -1.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2365	TREYBURN/THUNDERBIRD	JRP	247	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 1.6%	3 / 1.2%	1 / 0.4%	3 / 1.2%	
Mean / Median Ratio of Sales:	100.83% / 99.96%	101.59% / 101.39%	101.39% / 101.39%	100.64% / 98.53%	
Count of Properties Listed:	4	3	1	3	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	34	4	6	44	
Qualified Conventional					
Count / Pct of Sales:	4 / 1.6%	3 / 1.2%	1 / 0.4%	3 / 1.2%	
Mean / Median Ratio of Sales:	100.83% / 99.96%	101.59% / 101.39%	101.39% / 101.39%	100.64% / 98.53%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$424,921 Average Current Yr Appr Val: \$447,902 Prev to Curr Pct Change: 5.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2412 **BENT TREE NORTH #4** **STN** **362** **21** **6%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	20 / 5.5%	18 / 5.0%	9 / 2.5%	11 / 3.0%
Mean / Median Ratio of Sales:	94.83% / 95.89%	95.31% / 95.89%	92.69% / 95.08%	96.58% / 98.45%
Count of Properties Listed:	20	18	9	11
Ratio of SalePrice / ListPrice:	97%	97%	96%	97%
Average 'Days On Market':	70	71	56	81

Qualified Conventional

Count / Pct of Sales:	20 / 5.5%	18 / 5.0%	9 / 2.5%	11 / 3.0%
Mean / Median Ratio of Sales:	94.83% / 95.89%	95.31% / 95.89%	92.69% / 95.08%	96.58% / 98.45%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/
Mean / Median Ratio of Sales:	81.14% / 81.14%	81.14% / 81.14%	81.14% / 81.14%	% / %
Average 'Days On Market':	0	0	0	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,071,206

Average Current Yr Appr Val: \$1,101,401

Prev to Curr Pct Change: 2.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2416	WILLOW BEND NORTH	CLW	91	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.3%	3 / 3.3%	3 / 3.3%	/	
Mean / Median Ratio of Sales:	96.29% / 98.45%	96.29% / 98.45%	96.29% / 98.45%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	41	41	41		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.3%	3 / 3.3%	3 / 3.3%	/	
Mean / Median Ratio of Sales:	96.29% / 98.45%	96.29% / 98.45%	96.29% / 98.45%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$837,751 Average Current Yr Appr Val: \$891,862 Prev to Curr Pct Change: 6.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2451 **WILLOW BEND WEST 2 & 4** **CLW** **126** **1** **1%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.8%	1 / 0.8%	1 / 0.8%	/
Mean / Median Ratio of Sales:	98.49% / 98.49%	98.49% / 98.49%	98.49% / 98.49%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	3	3	3	

Qualified Conventional

Count / Pct of Sales:	1 / 0.8%	1 / 0.8%	1 / 0.8%	/
Mean / Median Ratio of Sales:	98.49% / 98.49%	98.49% / 98.49%	98.49% / 98.49%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$986,651

Average Current Yr Appr Val: \$1,056,780

Prev to Curr Pct Change: 7.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2454 **WENTWORTH 1** **CLW** **297** **9** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 3.0%	9 / 3.0%	8 / 2.7%	1 / 0.3%
Mean / Median Ratio of Sales:	100.77% / 99.21%	100.77% / 99.21%	100.75% / 98.48%	100.88% / 100.88%
Count of Properties Listed:	9	9	8	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	101%
Average 'Days On Market':	15	15	17	4

Qualified Conventional

Count / Pct of Sales:	9 / 3.0%	9 / 3.0%	8 / 2.7%	1 / 0.3%
Mean / Median Ratio of Sales:	100.77% / 99.21%	100.77% / 99.21%	100.75% / 98.48%	100.88% / 100.88%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.34% / 0.00%	0.34% / 0.00%	0.00% / 0.00%	0.34% / 0.00%

Average Previous Yr Appr Val: \$659,809

Average Current Yr Appr Val: \$735,787

Prev to Curr Pct Change: 11.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2455	CHASE OAKS	EGM	519	15	3%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2464	SUMMER POINT #1 #2	LHR	69	4	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 5.8%	4 / 5.8%	2 / 2.9%	2 / 2.9%	
Mean / Median Ratio of Sales:	100.01% / 100.02%	100.01% / 100.02%	99.84% / 99.84%	100.18% / 100.18%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%	
Average 'Days On Market':	78	78	20	137	
Qualified Conventional					
Count / Pct of Sales:	4 / 5.8%	4 / 5.8%	2 / 2.9%	2 / 2.9%	
Mean / Median Ratio of Sales:	100.01% / 100.02%	100.01% / 100.02%	99.84% / 99.84%	100.18% / 100.18%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$531,207
 Average Current Yr Appr Val: \$540,869
 Prev to Curr Pct Change: 1.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2473	SPRING HILL #1 AND #2	LHR	286	19	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	19 / 6.6%	16 / 5.6%	13 / 4.5%	6 / 2.1%	
Mean / Median Ratio of Sales:	100.59% / 99.85%	99.98% / 98.89%	100.38% / 99.26%	101.02% / 100.17%	
Count of Properties Listed:	19	16	13	6	
Ratio of SalePrice / ListPrice:	97%	98%	98%	95%	
Average 'Days On Market':	60	47	48	86	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	19 / 6.6%	16 / 5.6%	13 / 4.5%	6 / 2.1%	
Mean / Median Ratio of Sales:	100.59% / 99.85%	99.98% / 98.89%	100.38% / 99.26%	101.02% / 100.17%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	0 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.70% / 0.00%	0.35% / 0.00%	0.00% / 0.00%	0.70% / 0.00%	

Average Previous Yr Appr Val: \$576,597 Average Current Yr Appr Val: \$619,629 Prev to Curr Pct Change: 7.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2497	WELLINGTON AT PRESTON MEADOWS#1,2	NSH	362	10	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 2.8%	10 / 2.8%	7 / 1.9%	3 / 0.8%	
Mean / Median Ratio of Sales:	100.93% / 100.02%	100.93% / 100.02%	98.44% / 97.96%	106.71% / 107.27%	
Count of Properties Listed:	10	10	7	3	
Ratio of SalePrice / ListPrice:	100%	100%	101%	98%	
Average 'Days On Market':	32	32	17	68	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 2.8%	10 / 2.8%	7 / 1.9%	3 / 0.8%	
Mean / Median Ratio of Sales:	100.93% / 100.02%	100.93% / 100.02%	98.44% / 97.96%	106.71% / 107.27%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$556,361

Average Current Yr Appr Val: \$650,766

Prev to Curr Pct Change: 16.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2497-CUST

WELLINGTON AT PRESTON MEADOWS- CUSTOM BUILDERS

NSH

45

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$693,230

Average Current Yr Appr Val: \$695,446

Prev to Curr Pct Change: 0.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2505 WHISPERING SPRINGS & ROUSSELL RESIDENCE AT WHISPE STN 68 1 1%

Mkt Cd: Green Nbhd **Prior YTD Sales Study** **Prior Year Sales Study** **1st 3Qtrs Sales Study** **Jan 1 Bracket Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	1 / 1.5%	/
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	100.21% / 100.21%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	89%	89%	89%	%
Average 'Days On Market':	38	38	38	

Qualified Conventional

Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	1 / 1.5%	/
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	100.21% / 100.21%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,161,634 Average Current Yr Appr Val: \$1,059,953 Prev to Curr Pct Change: -8.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2515 WINDSOR PARK #1 & #2 JEV 194 5 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 2.6%	4 / 2.1%	3 / 1.5%	2 / 1.0%
Mean / Median Ratio of Sales:	100.72% / 101.79%	100.45% / 99.02%	96.83% / 95.15%	106.55% / 106.55%
Count of Properties Listed:	5	4	3	2
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	41	47	28	61

Qualified Conventional

Count / Pct of Sales:	5 / 2.6%	4 / 2.1%	3 / 1.5%	2 / 1.0%
Mean / Median Ratio of Sales:	100.72% / 101.79%	100.45% / 99.02%	96.83% / 95.15%	106.55% / 106.55%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$604,975

Average Current Yr Appr Val: \$609,377

Prev to Curr Pct Change: 0.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2516	OAKDALE #3A	CLS	208	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 2.9%	6 / 2.9%	4 / 1.9%	2 / 1.0%	
Mean / Median Ratio of Sales:	103.04% / 100.82%	103.04% / 100.82%	103.49% / 100.82%	102.15% / 102.15%	
Count of Properties Listed:	6	6	4	2	
Ratio of SalePrice / ListPrice:	241%	241%	313%	98%	
Average 'Days On Market':	38	38	54	5	
Qualified Conventional					
Count / Pct of Sales:	6 / 2.9%	6 / 2.9%	4 / 1.9%	2 / 1.0%	
Mean / Median Ratio of Sales:	103.04% / 100.82%	103.04% / 100.82%	103.49% / 100.82%	102.15% / 102.15%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,507,183

Average Current Yr Appr Val: \$1,789,328

Prev to Curr Pct Change: 18.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2533	CASTLEMERE & WINDHAVEN	STN	783	19	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	19 / 2.4%	19 / 2.4%	15 / 1.9%	4 / 0.5%	
Mean / Median Ratio of Sales:	100.77% / 99.18%	100.77% / 99.18%	101.19% / 99.18%	99.19% / 98.29%	
Count of Properties Listed:	19	19	15	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	25	25	26	22	
Qualified Conventional					
Count / Pct of Sales:	19 / 2.4%	19 / 2.4%	15 / 1.9%	4 / 0.5%	
Mean / Median Ratio of Sales:	100.77% / 99.18%	100.77% / 99.18%	101.19% / 99.18%	99.19% / 98.29%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.26% / 0.00%	0.26% / 0.00%	0.26% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$857,824

Average Current Yr Appr Val: \$975,839

Prev to Curr Pct Change: 13.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2550	WYNDSOR ESTATES #12	DMR	201	7	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 3.5%	7 / 3.5%	5 / 2.5%	2 / 1.0%	
Mean / Median Ratio of Sales:	98.46% / 100.09%	98.46% / 100.09%	97.53% / 100.09%	100.79% / 100.79%	
Count of Properties Listed:	7	7	5	2	
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%	
Average 'Days On Market':	35	35	26	58	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 3.5%	7 / 3.5%	5 / 2.5%	2 / 1.0%	
Mean / Median Ratio of Sales:	98.46% / 100.09%	98.46% / 100.09%	97.53% / 100.09%	100.79% / 100.79%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.00% / 0.00%	1.00% / 0.00%	1.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$528,396
 Average Current Yr Appr Val: \$543,139
 Prev to Curr Pct Change: 2.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2551	WILLOW BEND WEST #3A & 3B	CLW	221	6	3%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 2.7%	6 / 2.7%	5 / 2.3%	1 / 0.5%	
Mean / Median Ratio of Sales:	93.12% / 92.22%	93.12% / 92.22%	92.07% / 92.04%	98.36% / 98.36%	
Count of Properties Listed:	6	6	5	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	22	22	7	97	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 2.7%	6 / 2.7%	5 / 2.3%	1 / 0.5%	
Mean / Median Ratio of Sales:	93.12% / 92.22%	93.12% / 92.22%	92.07% / 92.04%	98.36% / 98.36%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,007,024
 Average Current Yr Appr Val: \$1,006,590
 Prev to Curr Pct Change: -0.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2571	OAKTREE	STN	149	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	2 / 1.3%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.94% / 99.24%	99.94% / 99.24%	97.86% / 97.86%	104.1% / 104.1%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	70	70	6	200	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	2 / 1.3%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.94% / 99.24%	99.94% / 99.24%	97.86% / 97.86%	104.1% / 104.1%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,000,197
 Average Current Yr Appr Val: \$1,036,658
 Prev to Curr Pct Change: 3.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2592	WYNDHAM HILL & GLEN MEADOWS	STN	275	4	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 1.5%	4 / 1.5%	3 / 1.1%	1 / 0.4%	
Mean / Median Ratio of Sales:	98.57% / 100.03%	98.57% / 100.03%	98.46% / 101.18%	98.87% / 98.87%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	100%	100%	101%	94%	
Average 'Days On Market':	14	14	6	38	
Qualified Conventional					
Count / Pct of Sales:	4 / 1.5%	4 / 1.5%	3 / 1.1%	1 / 0.4%	
Mean / Median Ratio of Sales:	98.57% / 100.03%	98.57% / 100.03%	98.46% / 101.18%	98.87% / 98.87%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$736,086 Average Current Yr Appr Val: \$743,703 Prev to Curr Pct Change: 1.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2609	HUNTERS CREEK EST 1 & 2	CLP	123	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 2.4%	2 / 1.6%	2 / 1.6%	1 / 0.8%	
Mean / Median Ratio of Sales:	99.85% / 97.24%	96.94% / 96.94%	96.94% / 96.94%	105.65% / 105.65%	
Count of Properties Listed:	3	2	2	1	
Ratio of SalePrice / ListPrice:	98%	99%	99%	97%	
Average 'Days On Market':	22	10	10	47	
Qualified Conventional					
Count / Pct of Sales:	3 / 2.4%	2 / 1.6%	2 / 1.6%	1 / 0.8%	
Mean / Median Ratio of Sales:	99.85% / 97.24%	96.94% / 96.94%	96.94% / 96.94%	105.65% / 105.65%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$561,078 Average Current Yr Appr Val: \$575,276 Prev to Curr Pct Change: 2.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2614 **WILLOW BEND ESTATES 13** **CLS** **107** **1** **1%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	/	1 / 0.9%
Mean / Median Ratio of Sales:	100.19% / 100.19%	100.19% / 100.19%	% / %	100.19% / 100.19%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	103%	103%	%	103%
Average 'Days On Market':	3	3		3

Qualified Conventional

Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	/	1 / 0.9%
Mean / Median Ratio of Sales:	100.19% / 100.19%	100.19% / 100.19%	% / %	100.19% / 100.19%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,470,751

Average Current Yr Appr Val: \$1,385,226

Prev to Curr Pct Change: -5.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2639	WILLOW BEND PARK #1	CLS	44	1	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 2.3%	1 / 2.3%	1 / 2.3%	/	
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	99.89% / 99.89%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	95%	95%	95%	%	
Average 'Days On Market':	40	40	40		
Qualified Conventional					
Count / Pct of Sales:	1 / 2.3%	1 / 2.3%	1 / 2.3%	/	
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	99.89% / 99.89%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$776,881 Average Current Yr Appr Val: \$818,146 Prev to Curr Pct Change: 5.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2644 VISTA OF ELDORADO SBR 426 16 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	16 / 3.8%	13 / 3.1%	7 / 1.6%	9 / 2.1%
Mean / Median Ratio of Sales:	99.48% / 98.49%	99.14% / 98.36%	98.01% / 97.96%	100.62% / 99.51%
Count of Properties Listed:	16	13	7	9
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%
Average 'Days On Market':	39	39	20	54

Qualified Conventional

Count / Pct of Sales:	16 / 3.8%	13 / 3.1%	7 / 1.6%	9 / 2.1%
Mean / Median Ratio of Sales:	99.48% / 98.49%	99.14% / 98.36%	98.01% / 97.96%	100.62% / 99.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.23% / 0.00%	0.23% / 0.00%	0.00% / 0.00%	0.23% / 0.00%

Average Previous Yr Appr Val: \$489,646

Average Current Yr Appr Val: \$465,912

Prev to Curr Pct Change: -4.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2659 PRESTON MEADOW NORTH 1-3 NSH 277 7 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 2.5%	7 / 2.5%	5 / 1.8%	2 / 0.7%
Mean / Median Ratio of Sales:	97.18% / 97.06%	97.18% / 97.06%	97.02% / 97.06%	97.59% / 97.59%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%
Average 'Days On Market':	29	29	22	46

Qualified Conventional

Count / Pct of Sales:	7 / 2.5%	7 / 2.5%	5 / 1.8%	2 / 0.7%
Mean / Median Ratio of Sales:	97.18% / 97.06%	97.18% / 97.06%	97.02% / 97.06%	97.59% / 97.59%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$628,149

Average Current Yr Appr Val: \$639,633

Prev to Curr Pct Change: 1.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2660	HUNTERS GLEN & INDEP. HILL	VLH	161	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.5%	4 / 2.5%	3 / 1.9%	1 / 0.6%	
Mean / Median Ratio of Sales:	93.52% / 95.27%	93.52% / 95.27%	94.53% / 100.04%	90.5% / 90.5%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%	
Average 'Days On Market':	18	18	8	48	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.5%	4 / 2.5%	3 / 1.9%	1 / 0.6%	
Mean / Median Ratio of Sales:	93.52% / 95.27%	93.52% / 95.27%	94.53% / 100.04%	90.5% / 90.5%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$521,121
 Average Current Yr Appr Val: \$520,407
 Prev to Curr Pct Change: -0.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2664

WENTWORTH 5

CLW

219

5

2%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	5 / 2.3%	4 / 1.8%	2 / 0.9%	3 / 1.4%
Mean / Median Ratio of Sales:	95.96% / 94.84%	96.72% / 96.84%	92.75% / 92.75%	98.1% / 98.83%
Count of Properties Listed:	5	4	2	3
Ratio of SalePrice / ListPrice:	99%	98%	99%	100%
Average 'Days On Market':	23	28	8	33
<u>Qualified Conventional</u>				
Count / Pct of Sales:	5 / 2.3%	4 / 1.8%	2 / 0.9%	3 / 1.4%
Mean / Median Ratio of Sales:	95.96% / 94.84%	96.72% / 96.84%	92.75% / 92.75%	98.1% / 98.83%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$601,870

Average Current Yr Appr Val: \$629,106

Prev to Curr Pct Change: 4.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2672 WENTWORTH 4A&B CLW 132 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.5%	2 / 1.5%	2 / 1.5%	/
Mean / Median Ratio of Sales:	100.3% / 100.3%	100.3% / 100.3%	100.3% / 100.3%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%
Average 'Days On Market':	80	80	80	

Qualified Conventional

Count / Pct of Sales:	2 / 1.5%	2 / 1.5%	2 / 1.5%	/
Mean / Median Ratio of Sales:	100.3% / 100.3%	100.3% / 100.3%	100.3% / 100.3%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$581,134

Average Current Yr Appr Val: \$596,017

Prev to Curr Pct Change: 2.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2677	ELDORADO ESTATES 14	SBR	166	2	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.2%	2 / 1.2%	2 / 1.2%	/	
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	100.07% / 100.07%	% /	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	96%	96%	96%		%
Average 'Days On Market':	36	36	36		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.2%	2 / 1.2%	2 / 1.2%	/	
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	100.07% / 100.07%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$685,080

Average Current Yr Appr Val: \$677,691

Prev to Curr Pct Change: -1.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2682 CREEKBEND EST. #1 JRP 139 4 3%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.9%	4 / 2.9%	3 / 2.2%	1 / 0.7%
Mean / Median Ratio of Sales:	98.38% / 99.84%	98.38% / 99.84%	97.91% / 99.87%	99.81% / 99.81%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%
Average 'Days On Market':	16	16	19	9

Qualified Conventional

Count / Pct of Sales:	4 / 2.9%	4 / 2.9%	3 / 2.2%	1 / 0.7%
Mean / Median Ratio of Sales:	98.38% / 99.84%	98.38% / 99.84%	97.91% / 99.87%	99.81% / 99.81%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$665,374

Average Current Yr Appr Val: \$630,416

Prev to Curr Pct Change: -5.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2689	STONE LAKE ESTATES #1	CLW	178	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 2.2%	4 / 2.2%	1 / 0.6%	3 / 1.7%	
Mean / Median Ratio of Sales:	97.57% / 97.75%	97.57% / 97.75%	94.39% / 94.39%	98.64% / 99.88%	
Count of Properties Listed:	4	4	1	3	
Ratio of SalePrice / ListPrice:	96%	96%	98%	96%	
Average 'Days On Market':	25	25	26	25	
Qualified Conventional					
Count / Pct of Sales:	4 / 2.2%	4 / 2.2%	1 / 0.6%	3 / 1.7%	
Mean / Median Ratio of Sales:	97.57% / 97.75%	97.57% / 97.75%	94.39% / 94.39%	98.64% / 99.88%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$713,219
 Average Current Yr Appr Val: \$771,356
 Prev to Curr Pct Change: 8.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2691	VLG OF PRESTON MEADOWS 1,2,3	JEV	132	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 0.8%	1 / 0.8%	1 / 0.8%	/	
Mean / Median Ratio of Sales:	100.08% / 100.08%	100.08% / 100.08%	100.08% / 100.08%	% /	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	99%	99%	99%		%
Average 'Days On Market':	69	69	69		
Qualified Conventional					
Count / Pct of Sales:	1 / 0.8%	1 / 0.8%	1 / 0.8%	/	
Mean / Median Ratio of Sales:	100.08% / 100.08%	100.08% / 100.08%	100.08% / 100.08%	% /	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$758,816
 Average Current Yr Appr Val: \$788,080
 Prev to Curr Pct Change: 3.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2698	HIGHLAND RIDGE	SEL	588	14	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	14 / 2.4%	13 / 2.2%	8 / 1.4%	6 / 1.0%	
Mean / Median Ratio of Sales:	100.66% / 99.91%	100.9% / 100.79%	100.09% / 99.91%	101.42% / 100.29%	
Count of Properties Listed:	14	13	8	6	
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%	
Average 'Days On Market':	33	26	32	36	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	14 / 2.4%	13 / 2.2%	8 / 1.4%	6 / 1.0%	
Mean / Median Ratio of Sales:	100.66% / 99.91%	100.9% / 100.79%	100.09% / 99.91%	101.42% / 100.29%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.17% / 0.00%	0.17% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$619,272 Average Current Yr Appr Val: \$617,025 Prev to Curr Pct Change: -0.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2708

BRIAR MEADOW 1,2 & EFC #6

VLH

281

10

4%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

10 / 3.6%

10 / 3.6%

5 / 1.8%

5 / 1.8%

Mean / Median Ratio of Sales:

99.09% / 98%

99.09% / 98%

95.77% / 93.49%

102.42% / 100.22%

Count of Properties Listed:

10

10

5

5

Ratio of SalePrice / ListPrice:

99%

99%

100%

98%

Average 'Days On Market':

29

29

24

35

Qualified Conventional

Count / Pct of Sales:

10 / 3.6%

10 / 3.6%

5 / 1.8%

5 / 1.8%

Mean / Median Ratio of Sales:

99.09% / 98%

99.09% / 98%

95.77% / 93.49%

102.42% / 100.22%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$620,409

Average Current Yr Appr Val: \$584,667

Prev to Curr Pct Change: -5.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2711	LAKESIDEEAST OF SLVR CRK	CLS	155	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	2 / 1.3%	1 / 0.6%	
Mean / Median Ratio of Sales:	112.62% / 101.95%	112.62% / 101.95%	99.59% / 99.59%	138.69% / 138.69%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	101%	101%	105%	94%	
Average 'Days On Market':	23	23	3	63	
Qualified Conventional					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	2 / 1.3%	1 / 0.6%	
Mean / Median Ratio of Sales:	112.62% / 101.95%	112.62% / 101.95%	99.59% / 99.59%	138.69% / 138.69%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,105,546

Average Current Yr Appr Val: \$1,268,687

Prev to Curr Pct Change: 14.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2712	LAKESIDEWEST OF SLVR CRK	CLS	77	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 2.6%	2 / 2.6%	/	2 / 2.6%	
Mean / Median Ratio of Sales:	100.38% / 100.38%	100.38% / 100.38%	% / %	100.38% / 100.38%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	98%	98%	%	98%	
Average 'Days On Market':	42	42		42	
Qualified Conventional					
Count / Pct of Sales:	2 / 2.6%	2 / 2.6%	/	2 / 2.6%	
Mean / Median Ratio of Sales:	100.38% / 100.38%	100.38% / 100.38%	% / %	100.38% / 100.38%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,927,939 Average Current Yr Appr Val: \$1,877,437 Prev to Curr Pct Change: -2.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2714	VLG OF RUSSELL CK 1,2,3	SEL	281	15	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	15 / 5.3%	15 / 5.3%	12 / 4.3%	3 / 1.1%	
Mean / Median Ratio of Sales:	99.33% / 100.77%	99.33% / 100.77%	100.13% / 100.27%	96.14% / 100.77%	
Count of Properties Listed:	15	15	12	3	
Ratio of SalePrice / ListPrice:	99%	99%	99%	96%	
Average 'Days On Market':	38	38	41	24	
Qualified Conventional					
Count / Pct of Sales:	15 / 5.3%	15 / 5.3%	12 / 4.3%	3 / 1.1%	
Mean / Median Ratio of Sales:	99.33% / 100.77%	99.33% / 100.77%	100.13% / 100.27%	96.14% / 100.77%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$554,215
 Average Current Yr Appr Val: \$542,335
 Prev to Curr Pct Change: -2.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2717	HUNTERS LANDING 1A-B	VLH	147	7	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 4.8%	7 / 4.8%	5 / 3.4%	2 / 1.4%	
Mean / Median Ratio of Sales:	99.12% / 97.66%	99.12% / 97.66%	99.93% / 102.12%	97.11% / 97.11%	
Count of Properties Listed:	7	7	5	2	
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%	
Average 'Days On Market':	24	24	13	50	
Qualified Conventional					
Count / Pct of Sales:	7 / 4.8%	7 / 4.8%	5 / 3.4%	2 / 1.4%	
Mean / Median Ratio of Sales:	99.12% / 97.66%	99.12% / 97.66%	99.93% / 102.12%	97.11% / 97.11%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$460,856 Average Current Yr Appr Val: \$464,750 Prev to Curr Pct Change: 0.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2722	CCW WITH LH4	VLH	184	4	2%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		4 / 2.2%	4 / 2.2%	1 / 0.5%	3 / 1.6%
Mean / Median Ratio of Sales:		103.51% / 100.7%	103.51% / 100.7%	94.1% / 94.1%	106.65% / 101.53%
Count of Properties Listed:		4	4	1	3
Ratio of SalePrice / ListPrice:		99%	99%	99%	99%
Average 'Days On Market':		33	33	3	43
<u>Qualified Conventional</u>					
Count / Pct of Sales:		4 / 2.2%	4 / 2.2%	1 / 0.5%	3 / 1.6%
Mean / Median Ratio of Sales:		103.51% / 100.7%	103.51% / 100.7%	94.1% / 94.1%	106.65% / 101.53%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':		0.54% / 0.00%	0.54% / 0.00%	0.00% / 0.00%	0.54% / 0.00%

Average Previous Yr Appr Val: \$524,010

Average Current Yr Appr Val: \$564,443

Prev to Curr Pct Change: 7.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2725 ESTATES OF FOREST CRK 7A-D VLH 170 4 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.4%	4 / 2.4%	4 / 2.4%	/
Mean / Median Ratio of Sales:	98.14% / 98.67%	98.14% / 98.67%	98.14% / 98.67%	% / %
Count of Properties Listed:	4	4	4	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	14	14	14	

Qualified Conventional

Count / Pct of Sales:	4 / 2.4%	4 / 2.4%	4 / 2.4%	/
Mean / Median Ratio of Sales:	98.14% / 98.67%	98.14% / 98.67%	98.14% / 98.67%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$800,187

Average Current Yr Appr Val: \$820,947

Prev to Curr Pct Change: 2.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2734	THE ENCLAVE AT WILLOW BEND #1	CLS	130	9	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 6.9%	9 / 6.9%	4 / 3.1%	5 / 3.8%	
Mean / Median Ratio of Sales:	98.62% / 99.83%	98.62% / 99.83%	91.62% / 92.91%	104.23% / 102.69%	
Count of Properties Listed:	9	9	4	5	
Ratio of SalePrice / ListPrice:	97%	97%	96%	98%	
Average 'Days On Market':	33	33	15	48	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 6.9%	9 / 6.9%	4 / 3.1%	5 / 3.8%	
Mean / Median Ratio of Sales:	98.62% / 99.83%	98.62% / 99.83%	91.62% / 92.91%	104.23% / 102.69%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,763,462 Average Current Yr Appr Val: \$1,829,207 Prev to Curr Pct Change: 3.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2742	STONEWOOD GLEN #1	CLW	226	1	0%
Mkt Cd: Blue Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2763 PRESTON OAKS 1,2,3,4,5 KMG 266 7 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 2.6%	7 / 2.6%	5 / 1.9%	2 / 0.8%
Mean / Median Ratio of Sales:	99.92% / 100.08%	99.92% / 100.08%	98.62% / 96.61%	103.19% / 103.19%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	100%	100%	102%	97%
Average 'Days On Market':	27	27	17	50

Qualified Conventional

Count / Pct of Sales:	7 / 2.6%	7 / 2.6%	5 / 1.9%	2 / 0.8%
Mean / Median Ratio of Sales:	99.92% / 100.08%	99.92% / 100.08%	98.62% / 96.61%	103.19% / 103.19%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.38% / 0.00%	0.38% / 0.00%	0.38% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$428,055

Average Current Yr Appr Val: \$426,190

Prev to Curr Pct Change: -0.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2771	TURNBERRY/WYNDEMERE	CLW	120	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	1 / 0.8%	1 / 0.8%	
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	98.7% / 98.7%	101.08% / 101.08%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	101%	101%	98%	104%	
Average 'Days On Market':	10	10	15	5	
Qualified Conventional					
Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	1 / 0.8%	1 / 0.8%	
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	98.7% / 98.7%	101.08% / 101.08%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	1 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	2.50% / 0.00%	2.50% / 0.00%	0.83% / 0.00%	1.67% / 0.00%	

Average Previous Yr Appr Val: \$467,827
 Average Current Yr Appr Val: \$500,500
 Prev to Curr Pct Change: 6.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2777	HIGHLAND OF PRESTON RIDGE	CLW	294	11	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 3.7%	9 / 3.1%	4 / 1.4%	7 / 2.4%	
Mean / Median Ratio of Sales:	97.41% / 99.35%	96.86% / 99.35%	99.48% / 99.65%	96.23% / 99.04%	
Count of Properties Listed:	11	9	4	7	
Ratio of SalePrice / ListPrice:	97%	97%	98%	97%	
Average 'Days On Market':	43	32	21	56	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 3.7%	9 / 3.1%	4 / 1.4%	7 / 2.4%	
Mean / Median Ratio of Sales:	97.41% / 99.35%	96.86% / 99.35%	99.48% / 99.65%	96.23% / 99.04%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$729,221 Average Current Yr Appr Val: \$684,754 Prev to Curr Pct Change: -6.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2818 HUNTERS LANDING 2A-B VLH 161 7 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 4.3%	7 / 4.3%	4 / 2.5%	3 / 1.9%
Mean / Median Ratio of Sales:	99.49% / 98.04%	99.49% / 98.04%	98% / 97.26%	101.48% / 104.93%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%
Average 'Days On Market':	49	49	16	94

Qualified Conventional

Count / Pct of Sales:	7 / 4.3%	7 / 4.3%	4 / 2.5%	3 / 1.9%
Mean / Median Ratio of Sales:	99.49% / 98.04%	99.49% / 98.04%	98% / 97.26%	101.48% / 104.93%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$563,136

Average Current Yr Appr Val: \$570,351

Prev to Curr Pct Change: 1.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2823	HIGHLANDS OF PRESTON RIDGE #3	CLW	75	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	2 / 2.7%	/	
Mean / Median Ratio of Sales:	99.28% / 99.28%	99.28% / 99.28%	99.28% / 99.28%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	101%	101%	101%	%	
Average 'Days On Market':	7	7	7		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	2 / 2.7%	/	
Mean / Median Ratio of Sales:	99.28% / 99.28%	99.28% / 99.28%	99.28% / 99.28%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$841,082
 Average Current Yr Appr Val: \$796,814
 Prev to Curr Pct Change: -5.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2829	CRESTWOOD	SEL	192	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.1%	4 / 2.1%	1 / 0.5%	3 / 1.6%	
Mean / Median Ratio of Sales:	99.8% / 99.84%	99.8% / 99.84%	91.42% / 91.42%	102.59% / 101.21%	
Count of Properties Listed:	4	4	1	3	
Ratio of SalePrice / ListPrice:	101%	101%	107%	99%	
Average 'Days On Market':	18	18	4	23	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.1%	4 / 2.1%	1 / 0.5%	3 / 1.6%	
Mean / Median Ratio of Sales:	99.8% / 99.84%	99.8% / 99.84%	91.42% / 91.42%	102.59% / 101.21%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$466,560 Average Current Yr Appr Val: \$494,955 Prev to Curr Pct Change: 6.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2868	WATTERS CROSSING #1 2 3	AKY	696	24	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	24 / 3.4%	22 / 3.2%	15 / 2.2%	9 / 1.3%	
Mean / Median Ratio of Sales:	102.09% / 98.56%	102.9% / 100.63%	98.69% / 96.62%	107.75% / 100.5%	
Count of Properties Listed:	24	22	15	9	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	28	28	27	29	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	24 / 3.4%	22 / 3.2%	15 / 2.2%	9 / 1.3%	
Mean / Median Ratio of Sales:	102.09% / 98.56%	102.9% / 100.63%	98.69% / 96.62%	107.75% / 100.5%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$583,942

Average Current Yr Appr Val: \$595,157

Prev to Curr Pct Change: 1.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2869

WELLINGTON RUN (#1 & #21)

NSH

237

4

2%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	4 / 1.7%	4 / 1.7%	3 / 1.3%	1 / 0.4%
Mean / Median Ratio of Sales:	99.89% / 99.84%	99.89% / 99.84%	98.53% / 99.02%	103.98% / 103.98%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	101%
Average 'Days On Market':	4	4	4	3
<u>Qualified Conventional</u>				
Count / Pct of Sales:	4 / 1.7%	4 / 1.7%	3 / 1.3%	1 / 0.4%
Mean / Median Ratio of Sales:	99.89% / 99.84%	99.89% / 99.84%	98.53% / 99.02%	103.98% / 103.98%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$481,277

Average Current Yr Appr Val: \$500,327

Prev to Curr Pct Change: 3.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2874 WINDFORD RIDGE 1-2 VLH 154 4 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	1 / 0.6%	3 / 1.9%
Mean / Median Ratio of Sales:	99.88% / 100.03%	99.88% / 100.03%	100.72% / 100.72%	99.6% / 99.33%
Count of Properties Listed:	4	4	1	3
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	9	9	7	9

Qualified Conventional

Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	1 / 0.6%	3 / 1.9%
Mean / Median Ratio of Sales:	99.88% / 100.03%	99.88% / 100.03%	100.72% / 100.72%	99.6% / 99.33%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$388,370

Average Current Yr Appr Val: \$431,579

Prev to Curr Pct Change: 11.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2876	WNSOR ESTATES 3,3B,4,5A,5B,5C	DMR	267	6	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 2.2%	4 / 1.5%	4 / 1.5%	2 / 0.7%	
Mean / Median Ratio of Sales:	97.86% / 99.17%	96.21% / 95.85%	96.21% / 95.85%	101.14% / 101.14%	
Count of Properties Listed:	6	4	4	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	98%	
Average 'Days On Market':	31	19	19	57	
Qualified Conventional					
Count / Pct of Sales:	6 / 2.2%	4 / 1.5%	4 / 1.5%	2 / 0.7%	
Mean / Median Ratio of Sales:	97.86% / 99.17%	96.21% / 95.85%	96.21% / 95.85%	101.14% / 101.14%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$554,565 Average Current Yr Appr Val: \$566,482 Prev to Curr Pct Change: 2.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2879	WOODS OF SPRINGCREEK	DMR	250	7	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 2.8%	6 / 2.4%	4 / 1.6%	3 / 1.2%	
Mean / Median Ratio of Sales:	104.51% / 102.58%	103.06% / 101.16%	99.66% / 99.43%	110.98% / 113.22%	
Count of Properties Listed:	7	6	4	3	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	61	58	50	76	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 2.8%	6 / 2.4%	4 / 1.6%	3 / 1.2%	
Mean / Median Ratio of Sales:	104.51% / 102.58%	103.06% / 101.16%	99.66% / 99.43%	110.98% / 113.22%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.40% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.40% / 0.00%	

Average Previous Yr Appr Val: \$679,992 Average Current Yr Appr Val: \$654,657 Prev to Curr Pct Change: -3.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2881	VILLAGES AT FRANKFORD	CLW	165	8	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 4.8%	7 / 4.2%	6 / 3.6%	2 / 1.2%	
Mean / Median Ratio of Sales:	100.25% / 99.71%	99.46% / 99.58%	100.56% / 99.71%	99.32% / 99.32%	
Count of Properties Listed:	8	7	6	2	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	37	28	24	75	
Qualified Conventional					
Count / Pct of Sales:	8 / 4.8%	7 / 4.2%	6 / 3.6%	2 / 1.2%	
Mean / Median Ratio of Sales:	100.25% / 99.71%	99.46% / 99.58%	100.56% / 99.71%	99.32% / 99.32%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$583,319 Average Current Yr Appr Val: \$601,215 Prev to Curr Pct Change: 3.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2883 SHADOW LAKES A,B, NORTH A, NORTH B CEC 524 12 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 1.9%	10 / 1.9%	9 / 1.7%	1 / 0.2%
Mean / Median Ratio of Sales:	100.94% / 100.22%	100.94% / 100.22%	101.28% / 100.33%	97.86% / 97.86%
Count of Properties Listed:	10	10	9	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	103%
Average 'Days On Market':	33	33	36	6

Qualified Conventional

Count / Pct of Sales:	10 / 1.9%	10 / 1.9%	9 / 1.7%	1 / 0.2%
Mean / Median Ratio of Sales:	100.94% / 100.22%	100.94% / 100.22%	101.28% / 100.33%	97.86% / 97.86%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	2 / 0.4%	2 / 0.4%	2 / 0.4%	/
Mean / Median Ratio of Sales:	116.8% / 116.8%	116.8% / 116.8%	116.8% / 116.8%	% / %
Average 'Days On Market':	32	32	32	

Foreclosures

Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	2 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.57% / 0.00%	0.57% / 0.00%	0.38% / 0.00%	0.19% / 0.00%

Average Previous Yr Appr Val: \$454,531

Average Current Yr Appr Val: \$475,306

Prev to Curr Pct Change: 4.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2884	PRESTON VIEW	JEV	158	5	3%
Mkt Cd: Green Nbhd					
			</		

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2890	CREEK CROSSING 1,2	SBR	176	3	2%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.7%	2 / 1.1%	1 / 0.6%	2 / 1.1%
Mean / Median Ratio of Sales:	99.18% / 98.91%	97.97% / 97.97%	97.03% / 97.03%	100.25% / 100.25%
Count of Properties Listed:	3	2	1	2
Ratio of SalePrice / ListPrice:	99%	98%	101%	97%
Average 'Days On Market':	67	70	125	39

Qualified Conventional

Count / Pct of Sales:	3 / 1.7%	2 / 1.1%	1 / 0.6%	2 / 1.1%
Mean / Median Ratio of Sales:	99.18% / 98.91%	97.97% / 97.97%	97.03% / 97.03%	100.25% / 100.25%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$589,281	Average Current Yr Appr Val: \$588,027	Prev to Curr Pct Change: -0.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2893	PRESTON GABLES	KMG	263	6	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 2.3%	6 / 2.3%	2 / 0.8%	4 / 1.5%	
Mean / Median Ratio of Sales:	98.17% / 98.54%	98.17% / 98.54%	97.12% / 97.12%	98.69% / 98.54%	
Count of Properties Listed:	6	6	2	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	10	10	11	10	
Qualified Conventional					
Count / Pct of Sales:	6 / 2.3%	6 / 2.3%	2 / 0.8%	4 / 1.5%	
Mean / Median Ratio of Sales:	98.17% / 98.54%	98.17% / 98.54%	97.12% / 97.12%	98.69% / 98.54%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$420,666 Average Current Yr Appr Val: \$396,283 Prev to Curr Pct Change: -5.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2896 HILLCREST ESTATES PHASE #1 AKJ 1064 40 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	40 / 3.8%	40 / 3.8%	22 / 2.1%	18 / 1.7%
Mean / Median Ratio of Sales:	99.03% / 99.01%	99.03% / 99.01%	98.99% / 98.38%	99.07% / 100.22%
Count of Properties Listed:	40	40	22	18
Ratio of SalePrice / ListPrice:	99%	99%	98%	99%
Average 'Days On Market':	32	32	33	31

Qualified Conventional

Count / Pct of Sales:	40 / 3.8%	40 / 3.8%	22 / 2.1%	18 / 1.7%
Mean / Median Ratio of Sales:	99.03% / 99.01%	99.03% / 99.01%	98.99% / 98.38%	99.07% / 100.22%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	5 / 0	4 / 0	4 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.47% / 0.00%	0.38% / 0.00%	0.38% / 0.00%	0.09% / 0.00%

Average Previous Yr Appr Val: \$525,025

Average Current Yr Appr Val: \$514,518

Prev to Curr Pct Change: -2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2903	BRECKINRIDGE PARK EST #1,2	DMR	97	4	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 4.1%	4 / 4.1%	3 / 3.1%	1 / 1.0%	
Mean / Median Ratio of Sales:	98.76% / 100.11%	98.76% / 100.11%	100.71% / 101.05%	92.92% / 92.92%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%	
Average 'Days On Market':	47	47	31	95	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 4.1%	4 / 4.1%	3 / 3.1%	1 / 1.0%	
Mean / Median Ratio of Sales:	98.76% / 100.11%	98.76% / 100.11%	100.71% / 101.05%	92.92% / 92.92%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$445,616
 Average Current Yr Appr Val: \$515,812
 Prev to Curr Pct Change: 15.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2915 **AUTUMN RIDGE** **LHR** **176** **7** **4%**

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	7 / 4.0%	6 / 3.4%	4 / 2.3%	3 / 1.7%
Mean / Median Ratio of Sales:	100.7% / 100.05%	100.89% / 100.86%	100.99% / 101.9%	100.31% / 99.68%
Count of Properties Listed:	7	6	4	3
Ratio of SalePrice / ListPrice:	99%	98%	99%	99%
Average 'Days On Market':	34	39	27	43

Qualified Conventional

Count / Pct of Sales:	7 / 4.0%	6 / 3.4%	4 / 2.3%	3 / 1.7%
Mean / Median Ratio of Sales:	100.7% / 100.05%	100.89% / 100.86%	100.99% / 101.9%	100.31% / 99.68%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$575,210 Average Current Yr Appr Val: \$630,297 Prev to Curr Pct Change: 9.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2917	VILLAGE CREEK	HRH	69		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$911,938 Average Current Yr Appr Val: \$822,391 Prev to Curr Pct Change: -9.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2926	PARKBROOKE #22	STN	87	1	1%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	/	1 / 1.1%	
Mean / Median Ratio of Sales:	99.99% / 99.99%	99.99% / 99.99%	% / %	99.99% / 99.99%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	99%	99%	%	99%	
Average 'Days On Market':	16	16		16	
Qualified Conventional					
Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	/	1 / 1.1%	
Mean / Median Ratio of Sales:	99.99% / 99.99%	99.99% / 99.99%	% / %	99.99% / 99.99%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$770,226 Average Current Yr Appr Val: \$791,142 Prev to Curr Pct Change: 2.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2931 WOLF CREEK ESTATES 1,2,3 STN 257 4 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.2%	3 / 1.2%	2 / 0.8%	1 / 0.4%
Mean / Median Ratio of Sales:	103.85% / 100.04%	103.85% / 100.04%	105.76% / 105.76%	100.04% / 100.04%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	101%	101%	98%	107%
Average 'Days On Market':	5	5	6	3

Qualified Conventional

Count / Pct of Sales:	3 / 1.2%	3 / 1.2%	2 / 0.8%	1 / 0.4%
Mean / Median Ratio of Sales:	103.85% / 100.04%	103.85% / 100.04%	105.76% / 105.76%	100.04% / 100.04%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	/	1 / 0.4%
Mean / Median Ratio of Sales:	152.59% / 152.59%	152.59% / 152.59%	% / %	152.59% / 152.59%
Average 'Days On Market':	12	12		12

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.78% / 0.00%	0.78% / 0.00%	0.00% / 0.00%	0.78% / 0.00%

Average Previous Yr Appr Val: \$681,658

Average Current Yr Appr Val: \$807,393

Prev to Curr Pct Change: 18.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2932	BUNKER HILL VIEW				LEM	79	5	6%
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	5 / 6.3%		5 / 6.3%		3 / 3.8%		2 / 2.5%	
Mean / Median Ratio of Sales:	98.58%	99.91%	98.58%	99.91%	98.49%	99.91%	98.72%	98.72%
Count of Properties Listed:	5		5		3		2	
Ratio of SalePrice / ListPrice:	98%		98%		98%		98%	
Average 'Days On Market':	58		58		24		109	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	5 / 6.3%		5 / 6.3%		3 / 3.8%		2 / 2.5%	
Mean / Median Ratio of Sales:	98.58%	99.91%	98.58%	99.91%	98.49%	99.91%	98.72%	98.72%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$625,693

Average Current Yr Appr Val: \$632,997

Prev to Curr Pct Change: 1.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2933 MACKENZIE MEADOWS #1,2,3 DMR 275 8 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 2.5%	7 / 2.5%	4 / 1.5%	3 / 1.1%
Mean / Median Ratio of Sales:	99.21% / 99.14%	99.21% / 99.14%	100.99% / 100.58%	96.82% / 97.14%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%
Average 'Days On Market':	49	49	5	107

Qualified Conventional

Count / Pct of Sales:	7 / 2.5%	7 / 2.5%	4 / 1.5%	3 / 1.1%
Mean / Median Ratio of Sales:	99.21% / 99.14%	99.21% / 99.14%	100.99% / 100.58%	96.82% / 97.14%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/
Mean / Median Ratio of Sales:	117.26% / 117.26%	117.26% / 117.26%	117.26% / 117.26%	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$534,735

Average Current Yr Appr Val: \$567,965

Prev to Curr Pct Change: 6.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2936	CARRINGTON ESTATES 1,2,3	DMR	266	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 1.5%	3 / 1.1%	2 / 0.8%	2 / 0.8%	
Mean / Median Ratio of Sales:	99.11% / 99.38%	99.03% / 99.39%	98.84% / 98.84%	99.38% / 99.38%	
Count of Properties Listed:	4	3	2	2	
Ratio of SalePrice / ListPrice:	98%	99%	99%	98%	
Average 'Days On Market':	15	12	3	28	
Qualified Conventional					
Count / Pct of Sales:	4 / 1.5%	3 / 1.1%	2 / 0.8%	2 / 0.8%	
Mean / Median Ratio of Sales:	99.11% / 99.38%	99.03% / 99.39%	98.84% / 98.84%	99.38% / 99.38%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.38% / 0.00%	0.75% / 0.00%	0.75% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$478,198 Average Current Yr Appr Val: \$455,733 Prev to Curr Pct Change: -4.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2946	STONEHAVEN PLACE #1	NSH	204	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	3 / 1.5%	1 / 0.5%	
Mean / Median Ratio of Sales:	101.34% / 98.62%	101.34% / 98.62%	96.48% / 98.42%	115.93% / 115.93%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	94%	94%	98%	83%	
Average 'Days On Market':	77	77	37	199	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	3 / 1.5%	1 / 0.5%	
Mean / Median Ratio of Sales:	101.34% / 98.62%	101.34% / 98.62%	96.48% / 98.42%	115.93% / 115.93%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 0	2 / 0	1 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.47% / 0.00%	0.98% / 0.00%	0.49% / 0.00%	0.98% / 0.00%	

Average Previous Yr Appr Val: \$558,824

Average Current Yr Appr Val: \$544,051

Prev to Curr Pct Change: -2.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2957 **DEERFIELD WEST 2-3** **NSH** **98** **5** **5%**

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 5.1%	4 / 4.1%	3 / 3.1%	2 / 2.0%
Mean / Median Ratio of Sales:	98.64% / 98.32%	98.59% / 98.21%	98.75% / 98.32%	98.47% / 98.47%
Count of Properties Listed:	5	4	3	2
Ratio of SalePrice / ListPrice:	97%	96%	97%	97%
Average 'Days On Market':	37	15	6	83

Qualified Conventional

Count / Pct of Sales:	5 / 5.1%	4 / 4.1%	3 / 3.1%	2 / 2.0%
Mean / Median Ratio of Sales:	98.64% / 98.32%	98.59% / 98.21%	98.75% / 98.32%	98.47% / 98.47%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$753,426

Average Current Yr Appr Val: \$924,291

Prev to Curr Pct Change: 22.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2964	STONEBROOK,OAKBROOK PARK #1,2,3	DNB	269	10	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 3.3%	9 / 3.3%	7 / 2.6%	2 / 0.7%	
Mean / Median Ratio of Sales:	97% / 97.63%	97% / 97.63%	95.57% / 97.63%	102.01% / 102.01%	
Count of Properties Listed:	9	9	7	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	96%	
Average 'Days On Market':	34	34	37	24	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 3.3%	9 / 3.3%	7 / 2.6%	2 / 0.7%	
Mean / Median Ratio of Sales:	97% / 97.63%	97% / 97.63%	95.57% / 97.63%	102.01% / 102.01%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/	
Mean / Median Ratio of Sales:	126.16% / 126.16%	126.16% / 126.16%	126.16% / 126.16%	% / %	
Average 'Days On Market':	49	49	49		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$482,673

Average Current Yr Appr Val: \$483,379

Prev to Curr Pct Change: 0.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2966	HICKORY STREET VILLAGE #2	KMG	77	4	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 5.2%	4 / 5.2%	3 / 3.9%	1 / 1.3%	
Mean / Median Ratio of Sales:	100.59% / 100.01%	100.59% / 100.01%	98.4% / 99.37%	107.14% / 107.14%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	97%	97%	99%	91%	
Average 'Days On Market':	22	22	23	17	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 5.2%	4 / 5.2%	3 / 3.9%	1 / 1.3%	
Mean / Median Ratio of Sales:	100.59% / 100.01%	100.59% / 100.01%	98.4% / 99.37%	107.14% / 107.14%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$295,658
 Average Current Yr Appr Val: \$337,628
 Prev to Curr Pct Change: 14.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2968	TWIN CREEKS #1, #2C,D, #3A,B,C	AKY	524	15	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	15 / 2.9%	14 / 2.7%	11 / 2.1%	4 / 0.8%	
Mean / Median Ratio of Sales:	97.14% / 98.18%	97.07% / 98.16%	98% / 98.78%	94.8% / 95.18%	
Count of Properties Listed:	15	14	11	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	31	19	15	75	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	15 / 2.9%	14 / 2.7%	11 / 2.1%	4 / 0.8%	
Mean / Median Ratio of Sales:	97.14% / 98.18%	97.07% / 98.16%	98% / 98.78%	94.8% / 95.18%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.19% / 0.00%	0.19% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$607,047

Average Current Yr Appr Val: \$628,030

Prev to Curr Pct Change: 3.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2968A	TWIN CREEKS #2	AKY	152	6	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 3.9%	6 / 3.9%	5 / 3.3%	1 / 0.7%	
Mean / Median Ratio of Sales:	97.45% / 97.4%	97.45% / 97.4%	95.08% / 96.92%	109.28% / 109.28%	
Count of Properties Listed:	6	6	5	1	
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%	
Average 'Days On Market':	24	24	10	91	
Qualified Conventional					
Count / Pct of Sales:	6 / 3.9%	6 / 3.9%	5 / 3.3%	1 / 0.7%	
Mean / Median Ratio of Sales:	97.45% / 97.4%	97.45% / 97.4%	95.08% / 96.92%	109.28% / 109.28%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$758,012

Average Current Yr Appr Val: \$732,792

Prev to Curr Pct Change: -3.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2968B	TWIN CREEKS THE VISTAS	AKY	269	10	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 3.7%	9 / 3.3%	7 / 2.6%	3 / 1.1%	
Mean / Median Ratio of Sales:	101.67% / 101.76%	102.69% / 102.24%	101.69% / 101.29%	101.62% / 105.72%	
Count of Properties Listed:	10	9	7	3	
Ratio of SalePrice / ListPrice:	98%	97%	100%	92%	
Average 'Days On Market':	26	22	11	62	
Qualified Conventional					
Count / Pct of Sales:	10 / 3.7%	9 / 3.3%	7 / 2.6%	3 / 1.1%	
Mean / Median Ratio of Sales:	101.67% / 101.76%	102.69% / 102.24%	101.69% / 101.29%	101.62% / 105.72%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$963,310
 Average Current Yr Appr Val: \$980,740
 Prev to Curr Pct Change: 1.81 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2971ARBOR GLEN

LHR12922%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	2 / 1.6%	2 / 1.6%	2 / 1.6%	/
Mean / Median Ratio of Sales:	98.44% / 98.44%	98.44% / 98.44%	98.44% / 98.44%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	72	72	72	
Qualified Conventional				
Count / Pct of Sales:	2 / 1.6%	2 / 1.6%	2 / 1.6%	/
Mean / Median Ratio of Sales:	98.44% / 98.44%	98.44% / 98.44%	98.44% / 98.44%	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$729,667

Average Current Yr Appr Val: \$696,237

Prev to Curr Pct Change: -4.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N2984	PRESTON GLEN #1	KMG	181	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 3.3%	6 / 3.3%	5 / 2.8%	1 / 0.6%	
Mean / Median Ratio of Sales:	100.33% / 101.47%	100.33% / 101.47%	99.72% / 100.2%	103.36% / 103.36%	
Count of Properties Listed:	6	6	5	1	
Ratio of SalePrice / ListPrice:	101%	101%	101%	101%	
Average 'Days On Market':	15	15	17	5	
Qualified Conventional					
Count / Pct of Sales:	6 / 3.3%	6 / 3.3%	5 / 2.8%	1 / 0.6%	
Mean / Median Ratio of Sales:	100.33% / 101.47%	100.33% / 101.47%	99.72% / 100.2%	103.36% / 103.36%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.10% / 0.00%	1.10% / 0.00%	1.10% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$480,732 Average Current Yr Appr Val: \$472,210 Prev to Curr Pct Change: -1.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N2987 WHITE ROCK CREEK ESTATES CLS 49 1 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/
Mean / Median Ratio of Sales:	99.84% / 99.84%	99.84% / 99.84%	99.84% / 99.84%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	2	2	2	

Qualified Conventional

Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/
Mean / Median Ratio of Sales:	99.84% / 99.84%	99.84% / 99.84%	99.84% / 99.84%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,735,577

Average Current Yr Appr Val: \$1,717,529

Prev to Curr Pct Change: -1.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3002 **WILLOW BEND POLO EST B,DF** **CLW** **158** **6** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.8%	6 / 3.8%	5 / 3.2%	1 / 0.6%
Mean / Median Ratio of Sales:	93.57% / 94.49%	93.57% / 94.49%	91.94% / 93.42%	101.7% / 101.7%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	96%
Average 'Days On Market':	28	28	26	39

Qualified Conventional

Count / Pct of Sales:	6 / 3.8%	6 / 3.8%	5 / 3.2%	1 / 0.6%
Mean / Median Ratio of Sales:	93.57% / 94.49%	93.57% / 94.49%	91.94% / 93.42%	101.7% / 101.7%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,127,262

Average Current Yr Appr Val: \$1,312,996

Prev to Curr Pct Change: 16.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3003	WESTOVER ESTATES	STN	140	8	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 5.0%	7 / 5.0%	1 / 0.7%	6 / 4.3%	
Mean / Median Ratio of Sales:	98.69% / 99.93%	98.69% / 99.93%	94.01% / 94.01%	99.46% / 100.25%	
Count of Properties Listed:	7	7	1	6	
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%	
Average 'Days On Market':	38	38	9	43	
Qualified Conventional					
Count / Pct of Sales:	7 / 5.0%	7 / 5.0%	1 / 0.7%	6 / 4.3%	
Mean / Median Ratio of Sales:	98.69% / 99.93%	98.69% / 99.93%	94.01% / 94.01%	99.46% / 100.25%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.7%	1 / 0.7%	/	1 / 0.7%	
Mean / Median Ratio of Sales:	121.71% / 121.71%	121.71% / 121.71%	% / %	121.71% / 121.71%	
Average 'Days On Market':	92	92		92	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$672,773 Average Current Yr Appr Val: \$670,767 Prev to Curr Pct Change: -0.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3005	OAKBROOK ESTATES & RED WOLF ESTATES	CLS	24	1	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 4.2%	1 / 4.2%	1 / 4.2%	/	
Mean / Median Ratio of Sales:	100.15% / 100.15%	100.15% / 100.15%	100.15% / 100.15%	% /	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	92%	92%	92%	%	
Average 'Days On Market':	131	131	131		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 4.2%	1 / 4.2%	1 / 4.2%	/	
Mean / Median Ratio of Sales:	100.15% / 100.15%	100.15% / 100.15%	100.15% / 100.15%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,602,173 Average Current Yr Appr Val: \$1,581,123 Prev to Curr Pct Change: -1.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3011 **OAKWOOD ESTATES** **GSO** **175** **7** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 4.0%	7 / 4.0%	7 / 4.0%	/
Mean / Median Ratio of Sales:	99.86% / 99.93%	99.86% / 99.93%	99.86% / 99.93%	% / %
Count of Properties Listed:	7	7	7	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	19	19	19	

Qualified Conventional

Count / Pct of Sales:	7 / 4.0%	7 / 4.0%	7 / 4.0%	/
Mean / Median Ratio of Sales:	99.86% / 99.93%	99.86% / 99.93%	99.86% / 99.93%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,600,054

Average Current Yr Appr Val: \$1,629,281

Prev to Curr Pct Change: 1.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3014	CYPRESS POINT & CREEK EST	STN	113	2	2%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	/	2 / 1.8%	
Mean / Median Ratio of Sales:	100.01% / 100.01%	100.01% / 100.01%	% / %	100.01% / 100.01%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	105 %	105 %	%	105 %	
Average 'Days On Market':	2	2		2	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	/	2 / 1.8%	
Mean / Median Ratio of Sales:	100.01% / 100.01%	100.01% / 100.01%	% / %	100.01% / 100.01%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,033,079
 Average Current Yr Appr Val: \$1,322,813
 Prev to Curr Pct Change: 28.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3038	FALCON CREEK #01	LHR	367	17	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	16 / 4.4%	14 / 3.8%	9 / 2.5%	7 / 1.9%	
Mean / Median Ratio of Sales:	99.36% / 98.92%	99.14% / 98.92%	98.21% / 97.43%	100.84% / 101.07%	
Count of Properties Listed:	16	14	9	7	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	40	38	23	62	
Qualified Conventional					
Count / Pct of Sales:	16 / 4.4%	14 / 3.8%	9 / 2.5%	7 / 1.9%	
Mean / Median Ratio of Sales:	99.36% / 98.92%	99.14% / 98.92%	98.21% / 97.43%	100.84% / 101.07%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/	
Mean / Median Ratio of Sales:	127.45% / 127.45%	127.45% / 127.45%	127.45% / 127.45%	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	4 / 0	5 / 0	4 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.09% / 0.00%	1.36% / 0.00%	1.09% / 0.00%	0.27% / 0.00%	

Average Previous Yr Appr Val: \$488,543 Average Current Yr Appr Val: \$485,480 Prev to Curr Pct Change: -0.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3039	NORTH BROOK ESTATES #1,2	DNB	150	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.0%	1 / 0.7%	1 / 0.7%	2 / 1.3%	
Mean / Median Ratio of Sales:	104.02% / 99.91%	96.66% / 96.66%	96.66% / 96.66%	107.7% / 107.7%	
Count of Properties Listed:	3	1	1	2	
Ratio of SalePrice / ListPrice:	98%	104%	104%	95%	
Average 'Days On Market':	29	36	36	26	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.0%	1 / 0.7%	1 / 0.7%	2 / 1.3%	
Mean / Median Ratio of Sales:	104.02% / 99.91%	96.66% / 96.66%	96.66% / 96.66%	107.7% / 107.7%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$319,355
 Average Current Yr Appr Val: \$346,862
 Prev to Curr Pct Change: 8.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3040 PRESTON LAKES ADDITION KMG 460 22 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	22 / 4.8%	19 / 4.1%	13 / 2.8%	9 / 2.0%
Mean / Median Ratio of Sales:	101.37% / 99.94%	100.52% / 99.23%	101.16% / 100.35%	101.67% / 98.56%
Count of Properties Listed:	22	19	13	9
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%
Average 'Days On Market':	26	26	31	19

Qualified Conventional

Count / Pct of Sales:	22 / 4.8%	19 / 4.1%	13 / 2.8%	9 / 2.0%
Mean / Median Ratio of Sales:	101.37% / 99.94%	100.52% / 99.23%	101.16% / 100.35%	101.67% / 98.56%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.22% / 0.00%	0.22% / 0.00%	0.00% / 0.00%	0.22% / 0.00%

Average Previous Yr Appr Val: \$436,062

Average Current Yr Appr Val: \$442,915

Prev to Curr Pct Change: 1.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3055	THE ESTATES ON PRESTON #1, #3 & #3A	SEL	49	5	10%
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 10.2%	5 / 10.2%	3 / 6.1%	2 / 4.1%	
Mean / Median Ratio of Sales:	100.54% / 99.51%	100.54% / 99.51%	96.77% / 98.82%	106.2% / 106.2%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	97%	97%	98%	95%	
Average 'Days On Market':	74	74	99	36	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 10.2%	5 / 10.2%	3 / 6.1%	2 / 4.1%	
Mean / Median Ratio of Sales:	100.54% / 99.51%	100.54% / 99.51%	96.77% / 98.82%	106.2% / 106.2%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	2.04% / 0.00%	2.04% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$538,664

Average Current Yr Appr Val: \$578,973

Prev to Curr Pct Change: 7.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3072	OXFORD FARMS & ABSTR 1030	KLC	25	1	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 4.0%	1 / 4.0%	/	1 / 4.0%	
Mean / Median Ratio of Sales:	100.49% / 100.49%	100.49% / 100.49%	% / %	100.49% / 100.49%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	75 %	75 %	%	75 %	
Average 'Days On Market':	446	446		446	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 4.0%	1 / 4.0%	/	1 / 4.0%	
Mean / Median Ratio of Sales:	100.49% / 100.49%	100.49% / 100.49%	% / %	100.49% / 100.49%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,560,204

Average Current Yr Appr Val: \$1,101,752

Prev to Curr Pct Change: -29.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3079 LAKESIDE ON PRESTON #1A CLS 113 2 2%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	1 / 0.9%	1 / 0.9%
Mean / Median Ratio of Sales:	99.72% / 99.72%	99.72% / 99.72%	99.5% / 99.5%	99.94% / 99.94%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	100%	100%	98%	102%
Average 'Days On Market':	7	7	7	7

Qualified Conventional

Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	1 / 0.9%	1 / 0.9%
Mean / Median Ratio of Sales:	99.72% / 99.72%	99.72% / 99.72%	99.5% / 99.5%	99.94% / 99.94%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,269,233 Average Current Yr Appr Val: \$1,348,156 Prev to Curr Pct Change: 6.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3081 CREEK HOLLOW ESTATES NORTH #1A DMR 231 4 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.3%	2 / 0.9%	2 / 0.9%	1 / 0.4%
Mean / Median Ratio of Sales:	98.73% / 99.29%	99.71% / 99.71%	99.71% / 99.71%	96.76% / 96.76%
Count of Properties Listed:	3	2	2	1
Ratio of SalePrice / ListPrice:	95%	94%	94%	96%
Average 'Days On Market':	105	126	126	64

Qualified Conventional

Count / Pct of Sales:	3 / 1.3%	2 / 0.9%	2 / 0.9%	1 / 0.4%
Mean / Median Ratio of Sales:	98.73% / 99.29%	99.71% / 99.71%	99.71% / 99.71%	96.76% / 96.76%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/
Mean / Median Ratio of Sales:	93.69% / 93.69%	93.69% / 93.69%	93.69% / 93.69%	% / %
Average 'Days On Market':	1	1	1	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$559,831

Average Current Yr Appr Val: \$531,458

Prev to Curr Pct Change: -5.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3084	FAIRWAY VISTA AT ELDORADO	SBR	66	1	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	/	1 / 1.5%	
Mean / Median Ratio of Sales:	100.01% / 100.01%	100.01% / 100.01%	% / %	100.01% / 100.01%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	98%	98%	%	98%	
Average 'Days On Market':	29	29		29	
Qualified Conventional					
Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	/	1 / 1.5%	
Mean / Median Ratio of Sales:	100.01% / 100.01%	100.01% / 100.01%	% / %	100.01% / 100.01%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$695,304 Average Current Yr Appr Val: \$774,218 Prev to Curr Pct Change: 11.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3092	SCO MOBILE HOMES	VLH	1292	8	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 0.5%	7 / 0.5%	3 / 0.2%	4 / 0.3%	
Mean / Median Ratio of Sales:	96.29% / 100.03%	96.29% / 100.03%	94.93% / 96.12%	97.3% / 100.15%	
Count of Properties Listed:	7	7	3	4	
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%	
Average 'Days On Market':	82	82	82	83	
Qualified Conventional					
Count / Pct of Sales:	7 / 0.5%	7 / 0.5%	3 / 0.2%	4 / 0.3%	
Mean / Median Ratio of Sales:	96.29% / 100.03%	96.29% / 100.03%	94.93% / 96.12%	97.3% / 100.15%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.1%	1 / 0.1%	/	1 / 0.1%	
Mean / Median Ratio of Sales:	159.16% / 159.16%	159.16% / 159.16%	% / %	159.16% / 159.16%	
Average 'Days On Market':	67	67		67	
Foreclosures					
Count of 'Posted' / 'Struck Off':	4 / 0	5 / 2	3 / 2	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.31% / 0.00%	0.39% / 0.15%	0.23% / 0.15%	0.15% / 0.00%	

Average Previous Yr Appr Val: \$179,479

Average Current Yr Appr Val: \$165,914

Prev to Curr Pct Change: -7.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3094	ALLEN NORTH #1	CEC	318	10	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 3.1%	9 / 2.8%	6 / 1.9%	4 / 1.3%	
Mean / Median Ratio of Sales:	97.06% / 97.55%	95.69% / 95.95%	94.23% / 94.05%	101.31% / 103.62%	
Count of Properties Listed:	10	9	6	4	
Ratio of SalePrice / ListPrice:	97%	98%	99%	94%	
Average 'Days On Market':	44	48	39	51	
Qualified Conventional					
Count / Pct of Sales:	10 / 3.1%	9 / 2.8%	6 / 1.9%	4 / 1.3%	
Mean / Median Ratio of Sales:	97.06% / 97.55%	95.69% / 95.95%	94.23% / 94.05%	101.31% / 103.62%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.63% / 0.00%	0.63% / 0.00%	0.31% / 0.00%	0.31% / 0.00%	

Average Previous Yr Appr Val: \$492,382

Average Current Yr Appr Val: \$419,739

Prev to Curr Pct Change: -14.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3101	PRESTMONT 1, 2, 3 & CECILE PLACE	AKJ	283	12	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	12 / 4.2%	10 / 3.5%	7 / 2.5%	5 / 1.8%	
Mean / Median Ratio of Sales:	100.8% / 99.97%	100.63% / 99.68%	101.32% / 99.84%	100.06% / 100.67%	
Count of Properties Listed:	12	10	7	5	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	43	45	35	55	
Qualified Conventional					
Count / Pct of Sales:	12 / 4.2%	10 / 3.5%	7 / 2.5%	5 / 1.8%	
Mean / Median Ratio of Sales:	100.8% / 99.97%	100.63% / 99.68%	101.32% / 99.84%	100.06% / 100.67%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$528,619
 Average Current Yr Appr Val: \$540,640
 Prev to Curr Pct Change: 2.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3103 **ELDORADO HEIGHTS #A1** **SBR** **665** **24** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	23 / 3.5%	23 / 3.5%	17 / 2.6%	6 / 0.9%
Mean / Median Ratio of Sales:	98.84% / 98.4%	98.84% / 98.4%	99.2% / 98.4%	97.81% / 98.81%
Count of Properties Listed:	23	23	17	6
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	35	35	40	22

Qualified Conventional

Count / Pct of Sales:	23 / 3.5%	23 / 3.5%	17 / 2.6%	6 / 0.9%
Mean / Median Ratio of Sales:	98.84% / 98.4%	98.84% / 98.4%	99.2% / 98.4%	97.81% / 98.81%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/
Mean / Median Ratio of Sales:	109.67% / 109.67%	109.67% / 109.67%	109.67% / 109.67%	% / %
Average 'Days On Market':	25	25	25	

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.30% / 0.00%	0.30% / 0.00%	0.30% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$422,980

Average Current Yr Appr Val: \$423,634

Prev to Curr Pct Change: 0.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3127 STONEBRIDGE ESTATES #1 HRH 66 2 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.0%	2 / 3.0%	2 / 3.0%	/
Mean / Median Ratio of Sales:	102.79% / 102.79%	102.79% / 102.79%	102.79% / 102.79%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%
Average 'Days On Market':	91	91	91	

Qualified Conventional

Count / Pct of Sales:	2 / 3.0%	2 / 3.0%	2 / 3.0%	/
Mean / Median Ratio of Sales:	102.79% / 102.79%	102.79% / 102.79%	102.79% / 102.79%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,828,922

Average Current Yr Appr Val: \$2,021,691

Prev to Curr Pct Change: 10.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3169	KNIGHTS BRIDGE ESTATES 1 & 2	DMR	135	3	2%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.2%	3 / 2.2%	2 / 1.5%	1 / 0.7%
Mean / Median Ratio of Sales:	97.05% / 97.4%	97.05% / 97.4%	95.69% / 95.69%	99.77% / 99.77%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	101%	101%	102%	99%
Average 'Days On Market':	47	47	2	136

Qualified Conventional

Count / Pct of Sales:	3 / 2.2%	3 / 2.2%	2 / 1.5%	1 / 0.7%
Mean / Median Ratio of Sales:	97.05% / 97.4%	97.05% / 97.4%	95.69% / 95.69%	99.77% / 99.77%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$565,930	Average Current Yr Appr Val: \$537,567	Prev to Curr Pct Change: -5.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3172	HILLS AT PRESTONWOOD #5B, THE	CLS	24	1	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 4.2%	1 / 4.2%	1 / 4.2%	/	
Mean / Median Ratio of Sales:	100.08% / 100.08%	100.08% / 100.08%	100.08% / 100.08%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	10	10	10		
Qualified Conventional					
Count / Pct of Sales:	1 / 4.2%	1 / 4.2%	1 / 4.2%	/	
Mean / Median Ratio of Sales:	100.08% / 100.08%	100.08% / 100.08%	100.08% / 100.08%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,298,317 Average Current Yr Appr Val: \$1,290,208 Prev to Curr Pct Change: -0.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3174	COURTYARDS AT RUSSELL CK 1,2	SEL	173	3	2%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.7%	3 / 1.7%	3 / 1.7%	/
Mean / Median Ratio of Sales:	99.03% / 98.58%	99.03% / 98.58%	99.03% / 98.58%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	102%	102%	102%	%
Average 'Days On Market':	4	4	4	

Qualified Conventional

Count / Pct of Sales:	3 / 1.7%	3 / 1.7%	3 / 1.7%	/
Mean / Median Ratio of Sales:	99.03% / 98.58%	99.03% / 98.58%	99.03% / 98.58%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$426,641	Average Current Yr Appr Val: \$459,549	Prev to Curr Pct Change: 7.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3176	THE LEACH, WRCE, A0667	CLS	12		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,740,288
 Average Current Yr Appr Val: \$2,885,691
 Prev to Curr Pct Change: 5.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3178	VILLAGE OF BALLENTRAE #01	LHR	106	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 4.7%	5 / 4.7%	2 / 1.9%	3 / 2.8%	
Mean / Median Ratio of Sales:	99.79% / 99.94%	99.79% / 99.94%	97.5% / 97.5%	101.31% / 100.06%	
Count of Properties Listed:	5	5	2	3	
Ratio of SalePrice / ListPrice:	98%	98%	101%	97%	
Average 'Days On Market':	41	41	6	64	
Qualified Conventional					
Count / Pct of Sales:	5 / 4.7%	5 / 4.7%	2 / 1.9%	3 / 2.8%	
Mean / Median Ratio of Sales:	99.79% / 99.94%	99.79% / 99.94%	97.5% / 97.5%	101.31% / 100.06%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$732,113 Average Current Yr Appr Val: \$709,457 Prev to Curr Pct Change: -3.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3189	CUSTER HILL	SEL	182	5	3%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	2 / 1.1%	3 / 1.6%
Mean / Median Ratio of Sales:	95.53% / 99.99%	95.53% / 99.99%	94.59% / 94.59%	96.16% / 99.99%
Count of Properties Listed:	5	5	2	3
Ratio of SalePrice / ListPrice:	96%	96%	98%	96%
Average 'Days On Market':	43	43	24	55

Qualified Conventional

Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	2 / 1.1%	3 / 1.6%
Mean / Median Ratio of Sales:	95.53% / 99.99%	95.53% / 99.99%	94.59% / 94.59%	96.16% / 99.99%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$410,255	Average Current Yr Appr Val: \$421,704	Prev to Curr Pct Change:	2.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3190	HILLCREST HIGHLANDS	KMG	132	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 3.0%	4 / 3.0%	2 / 1.5%	2 / 1.5%	
Mean / Median Ratio of Sales:	95.24% / 93.94%	95.24% / 93.94%	90.27% / 90.27%	100.21% / 100.21%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	100%	100%	101%	99%	
Average 'Days On Market':	41	41	1	81	
Qualified Conventional					
Count / Pct of Sales:	4 / 3.0%	4 / 3.0%	2 / 1.5%	2 / 1.5%	
Mean / Median Ratio of Sales:	95.24% / 93.94%	95.24% / 93.94%	90.27% / 90.27%	100.21% / 100.21%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$516,840 Average Current Yr Appr Val: \$465,259 Prev to Curr Pct Change: -9.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3192	VILLAGES OF RUSSELL CREEK	SEL	116	2	2%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	2 / 1.7%		2 / 1.7%		2 / 1.7%		/	
Mean / Median Ratio of Sales:	100.23% / 100.23%		100.23% / 100.23%		100.23% / 100.23%		% / %	
Count of Properties Listed:	2		2		2			
Ratio of SalePrice / ListPrice:	104%		104%		104%		%	
Average 'Days On Market':	6		6		6			
<u>Qualified Conventional</u>								
Count / Pct of Sales:	2 / 1.7%		2 / 1.7%		2 / 1.7%		/	
Mean / Median Ratio of Sales:	100.23% / 100.23%		100.23% / 100.23%		100.23% / 100.23%		% / %	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$633,690

Average Current Yr Appr Val: \$668,294

Prev to Curr Pct Change: 5.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3202	LAKESIDE ON PRESTONLAKESIDE COUNTRY	CLS	88	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	3 / 3.4%	/	
Mean / Median Ratio of Sales:	102.53% / 99.96%	102.53% / 99.96%	102.53% / 99.96%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	62	62	62		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	3 / 3.4%	/	
Mean / Median Ratio of Sales:	102.53% / 99.96%	102.53% / 99.96%	102.53% / 99.96%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.14% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	1.14% / 0.00%	

Average Previous Yr Appr Val: \$2,456,161 Average Current Yr Appr Val: \$2,242,970 Prev to Curr Pct Change: -8.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3225	PHEASANT RUN	SBR	130	5	4%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.8%	4 / 3.1%	3 / 2.3%	2 / 1.5%
Mean / Median Ratio of Sales:	99.88% / 100.09%	99.67% / 99.66%	98.14% / 99.23%	102.5% / 102.5%
Count of Properties Listed:	5	4	3	2
Ratio of SalePrice / ListPrice:	100%	100%	102%	97%
Average 'Days On Market':	76	57	3	185

Qualified Conventional

Count / Pct of Sales:	5 / 3.8%	4 / 3.1%	3 / 2.3%	2 / 1.5%
Mean / Median Ratio of Sales:	99.88% / 100.09%	99.67% / 99.66%	98.14% / 99.23%	102.5% / 102.5%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.77% / 0.00%	0.77% / 0.00%	0.00% / 0.00%	0.77% / 0.00%

Average Previous Yr Appr Val: \$443,955	Average Current Yr Appr Val: \$501,591	Prev to Curr Pct Change: 12.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3242	FOREST CREEK NORTH 1-4	VLH	390	8	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 2.1%	7 / 1.8%	6 / 1.5%	2 / 0.5%	
Mean / Median Ratio of Sales:	102.17% / 99.52%	100.14% / 99%	100.33% / 98.97%	107.68% / 107.68%	
Count of Properties Listed:	8	7	6	2	
Ratio of SalePrice / ListPrice:	98%	99%	99%	95%	
Average 'Days On Market':	28	20	22	44	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 2.1%	7 / 1.8%	6 / 1.5%	2 / 0.5%	
Mean / Median Ratio of Sales:	102.17% / 99.52%	100.14% / 99%	100.33% / 98.97%	107.68% / 107.68%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$709,134 Average Current Yr Appr Val: \$758,242 Prev to Curr Pct Change: 6.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3243 **SHOAL CREEK #1** **CLS** **77** **1** **1%**

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.3%	/	/	1 / 1.3%
Mean / Median Ratio of Sales:	100.12% / 100.12%	% / %	% / %	100.12% / 100.12%
Count of Properties Listed:	1			1
Ratio of SalePrice / ListPrice:	95 %	%	%	95 %
Average 'Days On Market':	95			95

Qualified Conventional

Count / Pct of Sales:	1 / 1.3%	/	/	1 / 1.3%
Mean / Median Ratio of Sales:	100.12% / 100.12%	% / %	% / %	100.12% / 100.12%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,359,819 Average Current Yr Appr Val: \$1,218,175 Prev to Curr Pct Change: -10.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3272	FAIRWAYS OF RIDGEVIEW #1 THE	SEL	354	7	2%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	7 / 2.0%	6 / 1.7%	5 / 1.4%	2 / 0.6%
Mean / Median Ratio of Sales:	100.25% / 100.01%	99.17% / 99.23%	99% / 98.44%	103.38% / 103.38%
Count of Properties Listed:	7	6	5	2
Ratio of SalePrice / ListPrice:	101%	101%	102%	99%
Average 'Days On Market':	14	14	16	10
<u>Qualified Conventional</u>				
Count / Pct of Sales:	7 / 2.0%	6 / 1.7%	5 / 1.4%	2 / 0.6%
Mean / Median Ratio of Sales:	100.25% / 100.01%	99.17% / 99.23%	99% / 98.44%	103.38% / 103.38%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$546,762	Average Current Yr Appr Val: \$559,037	Prev to Curr Pct Change:	2.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3273	SHEFFIELD & WILD ROSE	LHR	88	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 2.3%	2 / 2.3%	1 / 1.1%	1 / 1.1%	
Mean / Median Ratio of Sales:	99.35% / 99.35%	99.35% / 99.35%	99.04% / 99.04%	99.66% / 99.66%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	104%	104%	104%	104%	
Average 'Days On Market':	10	10	15	6	
Qualified Conventional					
Count / Pct of Sales:	2 / 2.3%	2 / 2.3%	1 / 1.1%	1 / 1.1%	
Mean / Median Ratio of Sales:	99.35% / 99.35%	99.35% / 99.35%	99.04% / 99.04%	99.66% / 99.66%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.14% / 0.00%	1.14% / 0.00%	1.14% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$823,995

Average Current Yr Appr Val: \$940,749

Prev to Curr Pct Change: 14.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3287 ESTATES AT FOUNTAIN CREEK 2 NSH 259 5 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 1.9%	5 / 1.9%	3 / 1.2%	2 / 0.8%
Mean / Median Ratio of Sales:	98.87% / 99.89%	98.87% / 99.89%	99.38% / 101.74%	98.09% / 98.09%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%
Average 'Days On Market':	36	36	45	22

Qualified Conventional

Count / Pct of Sales:	5 / 1.9%	5 / 1.9%	3 / 1.2%	2 / 0.8%
Mean / Median Ratio of Sales:	98.87% / 99.89%	98.87% / 99.89%	99.38% / 101.74%	98.09% / 98.09%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.39% / 0.00%	0.39% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$509,374

Average Current Yr Appr Val: \$513,715

Prev to Curr Pct Change: 0.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3294	OAKTREE #04	CLS	76	3	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 3.9%	3 / 3.9%	2 / 2.6%	1 / 1.3%	
Mean / Median Ratio of Sales:	99.66% / 99.46%	99.66% / 99.46%	98.16% / 98.16%	102.67% / 102.67%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	100%	100%	99%	102%	
Average 'Days On Market':	36	36	53	2	
Qualified Conventional					
Count / Pct of Sales:	3 / 3.9%	3 / 3.9%	2 / 2.6%	1 / 1.3%	
Mean / Median Ratio of Sales:	99.66% / 99.46%	99.66% / 99.46%	98.16% / 98.16%	102.67% / 102.67%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 2	1 / 2	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	1.32% / 2.63%	1.32% / 2.63%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,237,970

Average Current Yr Appr Val: \$1,334,969

Prev to Curr Pct Change: 7.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3300 RESERVE, PROVIN, KNIES HRH 79 3 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.8%	3 / 3.8%	2 / 2.5%	1 / 1.3%
Mean / Median Ratio of Sales:	100.13% / 99.34%	100.13% / 99.34%	98.24% / 98.24%	103.9% / 103.9%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	100%	100%	105%	91%
Average 'Days On Market':	71	71	6	200

Qualified Conventional

Count / Pct of Sales:	3 / 3.8%	3 / 3.8%	2 / 2.5%	1 / 1.3%
Mean / Median Ratio of Sales:	100.13% / 99.34%	100.13% / 99.34%	98.24% / 98.24%	103.9% / 103.9%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,248,821

Average Current Yr Appr Val: \$1,573,486

Prev to Curr Pct Change: 26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3320 **BEACON HILL** **AKY** **369** **10** **3%**

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	10 / 2.7%	9 / 2.4%	5 / 1.4%	5 / 1.4%
Mean / Median Ratio of Sales:	98.27% / 99.07%	97.94% / 98.77%	99.39% / 100.68%	97.14% / 98.77%
Count of Properties Listed:	10	9	5	5
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	63	48	59	67

Qualified Conventional

Count / Pct of Sales:	10 / 2.7%	9 / 2.4%	5 / 1.4%	5 / 1.4%
Mean / Median Ratio of Sales:	98.27% / 99.07%	97.94% / 98.77%	99.39% / 100.68%	97.14% / 98.77%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.27% / 0.00%	0.27% / 0.00%	0.27% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$561,923 Average Current Yr Appr Val: \$569,076 Prev to Curr Pct Change: 1.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3328	STONEHAVEN PLACE SOUTH #1	NSH	238	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 2.5%	5 / 2.1%	4 / 1.7%	2 / 0.8%	
Mean / Median Ratio of Sales:	95.66% / 96.57%	94.9% / 94.82%	93.53% / 94.22%	99.91% / 99.91%	
Count of Properties Listed:	6	5	4	2	
Ratio of SalePrice / ListPrice:	99%	100%	101%	95%	
Average 'Days On Market':	13	11	13	15	
Qualified Conventional					
Count / Pct of Sales:	6 / 2.5%	5 / 2.1%	4 / 1.7%	2 / 0.8%	
Mean / Median Ratio of Sales:	95.66% / 96.57%	94.9% / 94.82%	93.53% / 94.22%	99.91% / 99.91%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$607,470
 Average Current Yr Appr Val: \$584,638
 Prev to Curr Pct Change: -3.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3331 PRESTON HIGHLANDS 14 & VILLAGE LEM 489 19 4%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 3.9%	19 / 3.9%	16 / 3.3%	3 / 0.6%
Mean / Median Ratio of Sales:	99.99% / 99.87%	99.99% / 99.87%	99.77% / 99.22%	101.22% / 101.44%
Count of Properties Listed:	19	19	16	3
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%
Average 'Days On Market':	29	29	28	32

Qualified Conventional

Count / Pct of Sales:	19 / 3.9%	19 / 3.9%	16 / 3.3%	3 / 0.6%
Mean / Median Ratio of Sales:	99.99% / 99.87%	99.99% / 99.87%	99.77% / 99.22%	101.22% / 101.44%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	1 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.61% / 0.00%	0.61% / 0.00%	0.20% / 0.00%	0.41% / 0.00%

Average Previous Yr Appr Val: \$543,699

Average Current Yr Appr Val: \$551,476

Prev to Curr Pct Change: 1.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3350 CREEK HOLLOW SOUTH DMR 349 5 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 1.1%	4 / 1.1%	1 / 0.3%	3 / 0.9%
Mean / Median Ratio of Sales:	98.91% / 100.18%	98.91% / 100.18%	100.88% / 100.88%	98.25% / 99.88%
Count of Properties Listed:	4	4	1	3
Ratio of SalePrice / ListPrice:	97%	97%	96%	98%
Average 'Days On Market':	47	47	54	45

Qualified Conventional

Count / Pct of Sales:	4 / 1.1%	4 / 1.1%	1 / 0.3%	3 / 0.9%
Mean / Median Ratio of Sales:	98.91% / 100.18%	98.91% / 100.18%	100.88% / 100.88%	98.25% / 99.88%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.3%	/	/	1 / 0.3%
Mean / Median Ratio of Sales:	108.24% / 108.24%	% / %	% / %	108.24% / 108.24%
Average 'Days On Market':	48			48

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$596,468

Average Current Yr Appr Val: \$594,410

Prev to Curr Pct Change: -0.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3377	RIDGEVIEW RANCH	SEL	498	16	3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	16 / 3.2%	15 / 3.0%	9 / 1.8%	7 / 1.4%
Mean / Median Ratio of Sales:	98.93% / 98.26%	98.65% / 98.15%	98.85% / 98.37%	99.04% / 98.15%
Count of Properties Listed:	16	15	9	7
Ratio of SalePrice / ListPrice:	100%	100%	101%	98%
Average 'Days On Market':	25	15	12	42

Qualified Conventional

Count / Pct of Sales:	16 / 3.2%	15 / 3.0%	9 / 1.8%	7 / 1.4%
Mean / Median Ratio of Sales:	98.93% / 98.26%	98.65% / 98.15%	98.85% / 98.37%	99.04% / 98.15%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.20% / 0.00%	0.20% / 0.00%	0.00% / 0.00%	0.20% / 0.00%

Average Previous Yr Appr Val: \$518,519	Average Current Yr Appr Val: \$567,973	Prev to Curr Pct Change:	9.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3384	STARWOOD (QUAIL RUN SUBS) AVG PRICE	KDB	177	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 3.4%	6 / 3.4%	6 / 3.4%	/	
Mean / Median Ratio of Sales:	96.39% / 98.77%	96.39% / 98.77%	96.39% / 98.77%	% / %	
Count of Properties Listed:	6	6	6		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	36	36	36		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 3.4%	6 / 3.4%	6 / 3.4%	/	
Mean / Median Ratio of Sales:	96.39% / 98.77%	96.39% / 98.77%	96.39% / 98.77%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$933,379 Average Current Yr Appr Val: \$949,541 Prev to Curr Pct Change: 1.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3385	STARWOOD'S HIGH TO EXCLUSIVE END	KDB	290	10	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 3.4%	10 / 3.4%	5 / 1.7%	5 / 1.7%	
Mean / Median Ratio of Sales:	101.74% / 98.83%	101.74% / 98.83%	102.05% / 98.04%	101.42% / 99.18%	
Count of Properties Listed:	10	10	5	5	
Ratio of SalePrice / ListPrice:	97%	97%	98%	97%	
Average 'Days On Market':	48	48	60	36	
Qualified Conventional					
Count / Pct of Sales:	10 / 3.4%	10 / 3.4%	5 / 1.7%	5 / 1.7%	
Mean / Median Ratio of Sales:	101.74% / 98.83%	101.74% / 98.83%	102.05% / 98.04%	101.42% / 99.18%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.34% / 0.00%	0.34% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,188,272

Average Current Yr Appr Val: \$2,509,741

Prev to Curr Pct Change: 14.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3391

VIRGINIA WOODS #01

DNB

95

1

1%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	/	1 / 1.1%
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	% / %	100.21% / 100.21%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	99%	99%	%	99%
Average 'Days On Market':	68	68		68
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	/	1 / 1.1%
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	% / %	100.21% / 100.21%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$560,983

Average Current Yr Appr Val: \$632,750

Prev to Curr Pct Change: 12.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3393	ELDORADO POINT 1,2,3	SBR	148	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 3.4%	5 / 3.4%	5 / 3.4%	/	
Mean / Median Ratio of Sales:	98.64% / 99.84%	98.64% / 99.84%	98.64% / 99.84%	% / %	
Count of Properties Listed:	5	5	5		
Ratio of SalePrice / ListPrice:	102%	102%	102%	%	
Average 'Days On Market':	4	4	4		
Qualified Conventional					
Count / Pct of Sales:	5 / 3.4%	5 / 3.4%	5 / 3.4%	/	
Mean / Median Ratio of Sales:	98.64% / 99.84%	98.64% / 99.84%	98.64% / 99.84%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$456,306 Average Current Yr Appr Val: \$442,832 Prev to Curr Pct Change: -2.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3398	STARWOOD MID RANGE PRICE	KDB	139	7	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 5.0%	6 / 4.3%	4 / 2.9%	3 / 2.2%	
Mean / Median Ratio of Sales:	100.56% / 95.8%	102.31% / 99.84%	102.11% / 99.84%	98.49% / 91.75%	
Count of Properties Listed:	7	6	4	3	
Ratio of SalePrice / ListPrice:	99%	100%	101%	97%	
Average 'Days On Market':	42	48	21	70	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 5.0%	6 / 4.3%	4 / 2.9%	3 / 2.2%	
Mean / Median Ratio of Sales:	100.56% / 95.8%	102.31% / 99.84%	102.11% / 99.84%	98.49% / 91.75%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,195,315
 Average Current Yr Appr Val: \$1,587,314
 Prev to Curr Pct Change: 32.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3422	FOUNTAIN RIDGE 1-2	VLH	157	2	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.3%	2 / 1.3%	1 / 0.6%	1 / 0.6%	
Mean / Median Ratio of Sales:	98.27% / 98.27%	98.27% / 98.27%	95.43% / 95.43%	101.12% / 101.12%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%	
Average 'Days On Market':	3	3	3	4	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.3%	2 / 1.3%	1 / 0.6%	1 / 0.6%	
Mean / Median Ratio of Sales:	98.27% / 98.27%	98.27% / 98.27%	95.43% / 95.43%	101.12% / 101.12%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$504,852 Average Current Yr Appr Val: \$526,357 Prev to Curr Pct Change: 4.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3426	ESTATES AT RUSSELL CREEK	SEL	130	7	5%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	7 / 5.4%		7 / 5.4%		4 / 3.1%		3 / 2.3%	
Mean / Median Ratio of Sales:	99.07% / 99.91%		99.07% / 99.91%		95.03% / 96.23%		104.46% / 104.79%	
Count of Properties Listed:	7		7		4		3	
Ratio of SalePrice / ListPrice:	99%		99%		100%		97%	
Average 'Days On Market':	26		26		15		40	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	7 / 5.4%		7 / 5.4%		4 / 3.1%		3 / 2.3%	
Mean / Median Ratio of Sales:	99.07% / 99.91%		99.07% / 99.91%		95.03% / 96.23%		104.46% / 104.79%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	1 / 0		1 / 0		1 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.77% / 0.00%		0.77% / 0.00%		0.77% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$543,449

Average Current Yr Appr Val: \$563,251

Prev to Curr Pct Change: 3.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3433 **TWIN CREEKS #5** **AKY** **385** **19** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 4.9%	19 / 4.9%	15 / 3.9%	4 / 1.0%
Mean / Median Ratio of Sales:	99.45% / 97.54%	99.45% / 97.54%	99.26% / 97.54%	100.16% / 97.71%
Count of Properties Listed:	19	19	15	4
Ratio of SalePrice / ListPrice:	99%	99%	99%	97%
Average 'Days On Market':	36	36	40	20

Qualified Conventional

Count / Pct of Sales:	19 / 4.9%	19 / 4.9%	15 / 3.9%	4 / 1.0%
Mean / Median Ratio of Sales:	99.45% / 97.54%	99.45% / 97.54%	99.26% / 97.54%	100.16% / 97.71%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$727,287

Average Current Yr Appr Val: \$770,163

Prev to Curr Pct Change: 5.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3440	SPRINGHILL ESTATES	RAC	103	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.9%	1 / 1.0%	1 / 1.0%	1 / 1.0%	
Mean / Median Ratio of Sales:	100.6% / 100.6%	97.14% / 97.14%	97.14% / 97.14%	104.06% / 104.06%	
Count of Properties Listed:	2	1	1	1	
Ratio of SalePrice / ListPrice:	91%	89%	89%	92%	
Average 'Days On Market':	23	32	32	15	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.9%	1 / 1.0%	1 / 1.0%	1 / 1.0%	
Mean / Median Ratio of Sales:	100.6% / 100.6%	97.14% / 97.14%	97.14% / 97.14%	104.06% / 104.06%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,053,160

Average Current Yr Appr Val: \$900,421

Prev to Curr Pct Change: -14.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3441	RIDGEVIEW RANCH ESTATES #1, 2, 3	SEL	205	6	3%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	6 / 2.9%	6 / 2.9%	4 / 2.0%	2 / 1.0%
Mean / Median Ratio of Sales:	96.56% / 96.74%	96.56% / 96.74%	95.41% / 95.34%	98.87% / 98.87%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	96%	96%	95%	96%
Average 'Days On Market':	37	37	37	37
<u>Qualified Conventional</u>				
Count / Pct of Sales:	6 / 2.9%	6 / 2.9%	4 / 2.0%	2 / 1.0%
Mean / Median Ratio of Sales:	96.56% / 96.74%	96.56% / 96.74%	95.41% / 95.34%	98.87% / 98.87%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$643,176	Average Current Yr Appr Val: \$652,132	Prev to Curr Pct Change:	1.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3447	RIDGEVIEW PARK #01	JRP	425	12	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	12 / 2.8%	12 / 2.8%	9 / 2.1%	3 / 0.7%	
Mean / Median Ratio of Sales:	97.89% / 97.69%	97.89% / 97.69%	97.16% / 96.16%	100.09% / 100.14%	
Count of Properties Listed:	12	12	9	3	
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%	
Average 'Days On Market':	81	81	84	74	
Qualified Conventional					
Count / Pct of Sales:	12 / 2.8%	12 / 2.8%	9 / 2.1%	3 / 0.7%	
Mean / Median Ratio of Sales:	97.89% / 97.69%	97.89% / 97.69%	97.16% / 96.16%	100.09% / 100.14%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.47% / 0.00%	0.47% / 0.00%	0.24% / 0.00%	0.24% / 0.00%	

Average Previous Yr Appr Val: \$563,428

Average Current Yr Appr Val: \$560,220

Prev to Curr Pct Change: -0.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3468	STONEGATE (#1 & #2)	DNB	171	8	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 4.7%	7 / 4.1%	4 / 2.3%	4 / 2.3%	
Mean / Median Ratio of Sales:	99.72% / 99.95%	99.31% / 99.82%	98.29% / 99.95%	101.16% / 100.79%	
Count of Properties Listed:	8	7	4	4	
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%	
Average 'Days On Market':	35	29	26	45	
Qualified Conventional					
Count / Pct of Sales:	8 / 4.7%	7 / 4.1%	4 / 2.3%	4 / 2.3%	
Mean / Median Ratio of Sales:	99.72% / 99.95%	99.31% / 99.82%	98.29% / 99.95%	101.16% / 100.79%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$573,255 Average Current Yr Appr Val: \$552,293 Prev to Curr Pct Change: -3.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3472	HR 7 & 8 DREES/HUNTS	SEL	300	8	3%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	8 / 2.7%		8 / 2.7%		7 / 2.3%		1 / 0.3%	
Mean / Median Ratio of Sales:	99.73 %	99.2 %	99.73 %	99.2 %	99.08 %	98.91 %	104.23 %	104.23 %
Count of Properties Listed:	8		8		7		1	
Ratio of SalePrice / ListPrice:	100 %		100 %		101 %		97 %	
Average 'Days On Market':	36		36		25		118	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	8 / 2.7%		8 / 2.7%		7 / 2.3%		1 / 0.3%	
Mean / Median Ratio of Sales:	99.73 %	99.2 %	99.73 %	99.2 %	99.08 %	98.91 %	104.23 %	104.23 %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00 % / 0.00 %		0.00 % / 0.00 %		0.00 % / 0.00 %		0.00 % / 0.00 %	

Average Previous Yr Appr Val: \$669,846

Average Current Yr Appr Val: \$754,665

Prev to Curr Pct Change: 12.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$397,532

Average Current Yr Appr Val: \$394,923

Prev to Curr Pct Change: -0.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3474 CUSTER HILLS ESTATES A,B,C,D SEL 573 10 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 1.7%	10 / 1.7%	6 / 1.0%	4 / 0.7%
Mean / Median Ratio of Sales:	99.96% / 100.1%	99.96% / 100.1%	98.11% / 95.94%	102.72% / 102.33%
Count of Properties Listed:	10	10	6	4
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	21	21	9	39

Qualified Conventional

Count / Pct of Sales:	10 / 1.7%	10 / 1.7%	6 / 1.0%	4 / 0.7%
Mean / Median Ratio of Sales:	99.96% / 100.1%	99.96% / 100.1%	98.11% / 95.94%	102.72% / 102.33%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	5 / 0	4 / 0	2 / 0	3 / 0
Pct of Props 'Posted' / 'Struck Off':	0.87% / 0.00%	0.70% / 0.00%	0.35% / 0.00%	0.52% / 0.00%

Average Previous Yr Appr Val: \$445,843

Average Current Yr Appr Val: \$472,279

Prev to Curr Pct Change: 5.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3475	BETHANY CREEK ESTS A,B	CEC	302	13	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	13 / 4.3%	13 / 4.3%	10 / 3.3%	3 / 1.0%	
Mean / Median Ratio of Sales:	99.7% / 98.97%	99.7% / 98.97%	100.38% / 99.3%	97.44% / 97.75%	
Count of Properties Listed:	13	13	10	3	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	27	27	29	20	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	13 / 4.3%	13 / 4.3%	10 / 3.3%	3 / 1.0%	
Mean / Median Ratio of Sales:	99.7% / 98.97%	99.7% / 98.97%	100.38% / 99.3%	97.44% / 97.75%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$465,057
 Average Current Yr Appr Val: \$471,878
 Prev to Curr Pct Change: 1.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3521	FAWN HOLLOW 1,2	SBR	114	5	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 4.4%	5 / 4.4%	4 / 3.5%	1 / 0.9%	
Mean / Median Ratio of Sales:	97.81% / 99.09%	97.81% / 99.09%	97.31% / 96.72%	99.82% / 99.82%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	99%	99%	100%	96%	
Average 'Days On Market':	21	21	12	59	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 4.4%	5 / 4.4%	4 / 3.5%	1 / 0.9%	
Mean / Median Ratio of Sales:	97.81% / 99.09%	97.81% / 99.09%	97.31% / 96.72%	99.82% / 99.82%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$596,066
 Average Current Yr Appr Val: \$621,701
 Prev to Curr Pct Change: 4.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3529 **SUNCREEK #1, #2A, #2B** **AKY** **157** **4** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.9%	2 / 1.3%	1 / 0.6%	2 / 1.3%
Mean / Median Ratio of Sales:	98.17% / 97.63%	96.92% / 96.92%	97.63% / 97.63%	98.44% / 98.44%
Count of Properties Listed:	3	2	1	2
Ratio of SalePrice / ListPrice:	98%	101%	100%	98%
Average 'Days On Market':	29	16	15	37

Qualified Conventional

Count / Pct of Sales:	3 / 1.9%	2 / 1.3%	1 / 0.6%	2 / 1.3%
Mean / Median Ratio of Sales:	98.17% / 97.63%	96.92% / 96.92%	97.63% / 97.63%	98.44% / 98.44%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.6%	1 / 0.6%	1 / 0.6%	/
Mean / Median Ratio of Sales:	119.03% / 119.03%	119.03% / 119.03%	119.03% / 119.03%	% / %
Average 'Days On Market':	6	6	6	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$552,354

Average Current Yr Appr Val: \$522,633

Prev to Curr Pct Change: -5.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3530	SUNCREEK				SEL	392	10	3%
Mkt Cd:	Green Nbhd	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:		10 / 2.6%		10 / 2.6%		8 / 2.0%		2 / 0.5%
Mean / Median Ratio of Sales:		100.12% / 99.62%		100.12% / 99.62%		99.17% / 99.62%		103.89% / 103.89%
Count of Properties Listed:		10		10		8		2
Ratio of SalePrice / ListPrice:		99%		99%		100%		97%
Average 'Days On Market':		23		23		25		15
<u>Qualified Conventional</u>								
Count / Pct of Sales:		10 / 2.6%		10 / 2.6%		8 / 2.0%		2 / 0.5%
Mean / Median Ratio of Sales:		100.12% / 99.62%		100.12% / 99.62%		99.17% / 99.62%		103.89% / 103.89%
<u>Qualified REO</u>								
Count / Pct of Sales:		/		/		/		/
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %
<u>Disqualified</u>								
Count /Pct of Sales:		/		/		/		/
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':		0 / 0		0 / 0		0 / 0		0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%

Average Previous Yr Appr Val: \$643,468

Average Current Yr Appr Val: \$666,657

Prev to Curr Pct Change: 3.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3534	SUMMER HILL FARMS	GSO	74	4	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 5.4%	4 / 5.4%	3 / 4.1%	1 / 1.4%	
Mean / Median Ratio of Sales:	99.35% / 99.67%	99.35% / 99.67%	99.48% / 100.39%	98.95% / 98.95%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%	
Average 'Days On Market':	10	10	3	30	
Qualified Conventional					
Count / Pct of Sales:	4 / 5.4%	4 / 5.4%	3 / 4.1%	1 / 1.4%	
Mean / Median Ratio of Sales:	99.35% / 99.67%	99.35% / 99.67%	99.48% / 100.39%	98.95% / 98.95%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,175,444
 Average Current Yr Appr Val: \$1,216,501
 Prev to Curr Pct Change: 3.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3538 NORTH PRESTON LAKES #1, #2, #3 & #5 KLC 84 2 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.4%	2 / 2.4%	2 / 2.4%	/
Mean / Median Ratio of Sales:	99.52% / 99.52%	99.52% / 99.52%	99.52% / 99.52%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	19	19	19	

Qualified Conventional

Count / Pct of Sales:	2 / 2.4%	2 / 2.4%	2 / 2.4%	/
Mean / Median Ratio of Sales:	99.52% / 99.52%	99.52% / 99.52%	99.52% / 99.52%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,295,611

Average Current Yr Appr Val: \$1,468,740

Prev to Curr Pct Change: 13.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3551 **PLANTATION ESTATES 1-2** **VLH** **187** **8** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 3.7%	6 / 3.2%	2 / 1.1%	5 / 2.7%
Mean / Median Ratio of Sales:	98.11% / 99.91%	97.59% / 97.75%	95.33% / 95.33%	99.22% / 101.22%
Count of Properties Listed:	7	6	2	5
Ratio of SalePrice / ListPrice:	98%	99%	99%	98%
Average 'Days On Market':	32	29	9	41

Qualified Conventional

Count / Pct of Sales:	7 / 3.7%	6 / 3.2%	2 / 1.1%	5 / 2.7%
Mean / Median Ratio of Sales:	98.11% / 99.91%	97.59% / 97.75%	95.33% / 95.33%	99.22% / 101.22%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	/	1 / 0.5%
Mean / Median Ratio of Sales:	112.73% / 112.73%	112.73% / 112.73%	% / %	112.73% / 112.73%
Average 'Days On Market':	4	4		4

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.53% / 0.00%	0.53% / 0.00%	0.53% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$445,844

Average Current Yr Appr Val: \$435,338

Prev to Curr Pct Change: -2.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3552 **WILSON CREEK ESTATES** **KLC** **30** **2** **7%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 6.7%	1 / 3.3%	/	2 / 6.7%
Mean / Median Ratio of Sales:	99.59% / 99.59%	99.04% / 99.04%	% / %	99.59% / 99.59%
Count of Properties Listed:	2	1		2
Ratio of SalePrice / ListPrice:	94%	93%	%	94%
Average 'Days On Market':	131	191		131

Qualified Conventional

Count / Pct of Sales:	2 / 6.7%	1 / 3.3%	/	2 / 6.7%
Mean / Median Ratio of Sales:	99.59% / 99.59%	99.04% / 99.04%	% / %	99.59% / 99.59%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,232,180

Average Current Yr Appr Val: \$1,095,896

Prev to Curr Pct Change: -11.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3557	HIDDEN CREEK 1,2A,2B,3C	SBR	296	17	6%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	16 / 5.4%	16 / 5.4%	11 / 3.7%	5 / 1.7%
Mean / Median Ratio of Sales:	99.49% / 99.51%	99.49% / 99.51%	97.42% / 96.45%	104.05% / 106.73%
Count of Properties Listed:	16	16	11	5
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	39	39	26	68
<u>Qualified Conventional</u>				
Count / Pct of Sales:	16 / 5.4%	16 / 5.4%	11 / 3.7%	5 / 1.7%
Mean / Median Ratio of Sales:	99.49% / 99.51%	99.49% / 99.51%	97.42% / 96.45%	104.05% / 106.73%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	/	1 / 0.3%
Mean / Median Ratio of Sales:	136.48% / 136.48%	136.48% / 136.48%	% / %	136.48% / 136.48%
Average 'Days On Market':	13	13		13
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$700,101

Average Current Yr Appr Val: \$652,057

Prev to Curr Pct Change: -6.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3559	TIMBERBROOK ESTS #1,#2	KER	572	11	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 1.7%	10 / 1.7%	6 / 1.0%	4 / 0.7%	
Mean / Median Ratio of Sales:	99.07% / 99.74%	99.07% / 99.74%	99.82% / 101.44%	97.94% / 96.26%	
Count of Properties Listed:	10	10	6	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	32	32	18	54	
Qualified Conventional					
Count / Pct of Sales:	10 / 1.7%	10 / 1.7%	6 / 1.0%	4 / 0.7%	
Mean / Median Ratio of Sales:	99.07% / 99.74%	99.07% / 99.74%	99.82% / 101.44%	97.94% / 96.26%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/	
Mean / Median Ratio of Sales:	128.64% / 128.64%	128.64% / 128.64%	128.64% / 128.64%	% / %	
Average 'Days On Market':	35	35	35		
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.17% / 0.00%	0.17% / 0.00%	0.17% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$483,235

Average Current Yr Appr Val: \$482,388

Prev to Curr Pct Change: -0.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$458,849

Average Current Yr Appr Val: \$462,507

Prev to Curr Pct Change: 0.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3564	N3564 BETHANY RIDGE ESTS	CEC	489	11	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 2.2%	10 / 2.0%	5 / 1.0%	6 / 1.2%	
Mean / Median Ratio of Sales:	98.82% / 99.79%	98.06% / 98.76%	94.81% / 93.8%	102.16% / 105.89%	
Count of Properties Listed:	11	10	5	6	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	43	39	37	48	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 2.2%	10 / 2.0%	5 / 1.0%	6 / 1.2%	
Mean / Median Ratio of Sales:	98.82% / 99.79%	98.06% / 98.76%	94.81% / 93.8%	102.16% / 105.89%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	3 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.61% / 0.00%	0.61% / 0.00%	0.61% / 0.00%	0.20% / 0.00%	

Average Previous Yr Appr Val: \$508,150 Average Current Yr Appr Val: \$488,817 Prev to Curr Pct Change: -3.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3569	BRISTOL POINTE ESTATES	JEV	207	7	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 2.9%	3 / 1.4%	3 / 1.4%	3 / 1.4%	
Mean / Median Ratio of Sales:	97.59% / 100.17%	92.96% / 91.11%	92.96% / 91.11%	102.22% / 101.63%	
Count of Properties Listed:	6	3	3	3	
Ratio of SalePrice / ListPrice:	96%	99%	99%	94%	
Average 'Days On Market':	37	16	16	58	
Qualified Conventional					
Count / Pct of Sales:	6 / 2.9%	3 / 1.4%	3 / 1.4%	3 / 1.4%	
Mean / Median Ratio of Sales:	97.59% / 100.17%	92.96% / 91.11%	92.96% / 91.11%	102.22% / 101.63%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	1 / 0.5%	/	
Mean / Median Ratio of Sales:	105.85% / 105.85%	105.85% / 105.85%	105.85% / 105.85%	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$561,651 Average Current Yr Appr Val: \$527,985 Prev to Curr Pct Change: -5.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3575	ELDORADO HEIGHTS #021	SBR	839	29	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	29 / 3.5%	28 / 3.3%	20 / 2.4%	9 / 1.1%	
Mean / Median Ratio of Sales:	98.43% / 99.03%	98.4% / 99.03%	97.27% / 97.46%	101% / 102.09%	
Count of Properties Listed:	29	28	20	9	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	37	34	34	44	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	29 / 3.5%	28 / 3.3%	20 / 2.4%	9 / 1.1%	
Mean / Median Ratio of Sales:	98.43% / 99.03%	98.4% / 99.03%	97.27% / 97.46%	101% / 102.09%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$436,659 Average Current Yr Appr Val: \$439,725 Prev to Curr Pct Change: 0.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3584	PARKSIDE # 1,2,3,4A,4B,4C	CEC	468	20	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	19 / 4.1%	18 / 3.8%	11 / 2.4%	8 / 1.7%	
Mean / Median Ratio of Sales:	99.35% / 99.8%	99.32% / 99.85%	98.09% / 99.45%	101.08% / 99.96%	
Count of Properties Listed:	19	18	11	8	
Ratio of SalePrice / ListPrice:	99%	99%	101%	97%	
Average 'Days On Market':	23	24	13	37	
Qualified Conventional					
Count / Pct of Sales:	19 / 4.1%	18 / 3.8%	11 / 2.4%	8 / 1.7%	
Mean / Median Ratio of Sales:	99.35% / 99.8%	99.32% / 99.85%	98.09% / 99.45%	101.08% / 99.96%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/	
Mean / Median Ratio of Sales:	104.85% / 104.85%	104.85% / 104.85%	104.85% / 104.85%	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.43% / 0.00%	0.43% / 0.00%	0.43% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$459,600 Average Current Yr Appr Val: \$456,512 Prev to Curr Pct Change: -0.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3590 **KNOLLS AT RUSSELL CREEK** **SEL** **370** **13** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 3.0%	10 / 2.7%	6 / 1.6%	5 / 1.4%
Mean / Median Ratio of Sales:	99.37% / 100.17%	98.7% / 99.28%	97.89% / 98.57%	101.14% / 102.46%
Count of Properties Listed:	11	10	6	5
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	47	30	18	82

Qualified Conventional

Count / Pct of Sales:	11 / 3.0%	10 / 2.7%	6 / 1.6%	5 / 1.4%
Mean / Median Ratio of Sales:	99.37% / 100.17%	98.7% / 99.28%	97.89% / 98.57%	101.14% / 102.46%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	2 / 0.5%	2 / 0.5%	1 / 0.3%	1 / 0.3%
Mean / Median Ratio of Sales:	121.53% / 121.53%	121.53% / 121.53%	129.85% / 129.85%	113.21% / 113.21%
Average 'Days On Market':	9	9	13	6

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$511,255

Average Current Yr Appr Val: \$511,234

Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3592 **SPRING RIDGE** **SEL** **935** **15** **2%**

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	12 / 1.3%	11 / 1.2%	10 / 1.1%	2 / 0.2%
Mean / Median Ratio of Sales:	100.11% / 100.1%	99.72% / 99.95%	99.6% / 99.46%	102.69% / 102.69%
Count of Properties Listed:	12	11	10	2
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	11	12	12	5

Qualified Conventional

Count / Pct of Sales:	12 / 1.3%	11 / 1.2%	10 / 1.1%	2 / 0.2%
Mean / Median Ratio of Sales:	100.11% / 100.1%	99.72% / 99.95%	99.6% / 99.46%	102.69% / 102.69%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	3 / 0.3%	3 / 0.3%	3 / 0.3%	/
Mean / Median Ratio of Sales:	127.78% / 124.25%	127.78% / 124.25%	127.78% / 124.25%	% / %
Average 'Days On Market':	19	19	19	

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	4 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.43% / 0.00%	0.43% / 0.00%	0.43% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$620,301 Average Current Yr Appr Val: \$660,082 Prev to Curr Pct Change: 6.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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Notice RAD Report

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3593	SUNCREEK, WOODS OF 1 & 2	EGM	129	6	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 4.7%	6 / 4.7%	2 / 1.6%	4 / 3.1%	
Mean / Median Ratio of Sales:	99.73% / 99.45%	99.73% / 99.45%	99.63% / 99.63%	99.78% / 99.45%	
Count of Properties Listed:	6	6	2	4	
Ratio of SalePrice / ListPrice:	244%	244%	98%	317%	
Average 'Days On Market':	49	49	57	46	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 4.7%	6 / 4.7%	2 / 1.6%	4 / 3.1%	
Mean / Median Ratio of Sales:	99.73% / 99.45%	99.73% / 99.45%	99.63% / 99.63%	99.78% / 99.45%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$777,650
 Average Current Yr Appr Val: \$732,161
 Prev to Curr Pct Change: -5.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3598	GREENS OF GLENEAGLES AND VILLAS OF GLEN EAGLES	CLW	86	5	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 5.8%	5 / 5.8%	/	5 / 5.8%	
Mean / Median Ratio of Sales:	98.38% / 99.67%	98.38% / 99.67%	% / %	98.38% / 99.67%	
Count of Properties Listed:	5	5		5	
Ratio of SalePrice / ListPrice:	94%	94%	%	94%	
Average 'Days On Market':	69	69		69	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 5.8%	5 / 5.8%	/	5 / 5.8%	
Mean / Median Ratio of Sales:	98.38% / 99.67%	98.38% / 99.67%	% / %	98.38% / 99.67%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	2.33% / 0.00%	2.33% / 0.00%	2.33% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$940,083

Average Current Yr Appr Val: \$920,643

Prev to Curr Pct Change: -2.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3604 **KNOLLS OF RUSSELL CREEK** **SEL** **171** **3** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.8%	3 / 1.8%	1 / 0.6%	2 / 1.2%
Mean / Median Ratio of Sales:	100.63% / 99.86%	100.63% / 99.86%	102.24% / 102.24%	99.83% / 99.83%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	99%	99%	98%	99%
Average 'Days On Market':	41	41	16	54

Qualified Conventional

Count / Pct of Sales:	3 / 1.8%	3 / 1.8%	1 / 0.6%	2 / 1.2%
Mean / Median Ratio of Sales:	100.63% / 99.86%	100.63% / 99.86%	102.24% / 102.24%	99.83% / 99.83%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$593,453

Average Current Yr Appr Val: \$597,521

Prev to Curr Pct Change: 0.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3649	STONEY HOLLOW PH 1,2,3,5 & 6	KER	489	18	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	16 / 3.3%	15 / 3.1%	7 / 1.4%	9 / 1.8%	
Mean / Median Ratio of Sales:	99.07% / 98.75%	98.82% / 97.88%	97.5% / 97.33%	100.29% / 100.02%	
Count of Properties Listed:	16	15	7	9	
Ratio of SalePrice / ListPrice:	99%	99%	100%	99%	
Average 'Days On Market':	38	38	20	52	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	16 / 3.3%	15 / 3.1%	7 / 1.4%	9 / 1.8%	
Mean / Median Ratio of Sales:	99.07% / 98.75%	98.82% / 97.88%	97.5% / 97.33%	100.29% / 100.02%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	2 / 0.4%	1 / 0.2%	/	2 / 0.4%	
Mean / Median Ratio of Sales:	114.36% / 114.36%	122.16% / 122.16%	% / %	114.36% / 114.36%	
Average 'Days On Market':	67	2		67	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.20% / 0.00%	0.20% / 0.00%	0.20% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$588,899

Average Current Yr Appr Val: \$584,498

Prev to Curr Pct Change: -0.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3671

SUNCREEK CROSSING #01, #02

AKY

7

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,028,756

Average Current Yr Appr Val: \$939,139

Prev to Curr Pct Change: -8.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3675	LEGENDS OF MCKINNEY #01, THE	SBR	392	10	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 2.6%	9 / 2.3%	7 / 1.8%	3 / 0.8%	
Mean / Median Ratio of Sales:	99.46% / 99.48%	99.3% / 99.22%	98.49% / 98.55%	101.7% / 100.88%	
Count of Properties Listed:	10	9	7	3	
Ratio of SalePrice / ListPrice:	98%	99%	99%	97%	
Average 'Days On Market':	61	60	51	86	
Qualified Conventional					
Count / Pct of Sales:	10 / 2.6%	9 / 2.3%	7 / 1.8%	3 / 0.8%	
Mean / Median Ratio of Sales:	99.46% / 99.48%	99.3% / 99.22%	98.49% / 98.55%	101.7% / 100.88%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.26% / 0.00%	0.26% / 0.00%	0.26% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$368,185

Average Current Yr Appr Val: \$344,661

Prev to Curr Pct Change: -6.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3679 ESTATES AT WOODED COVE SEL 159 6 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.8%	6 / 3.8%	6 / 3.8%	/
Mean / Median Ratio of Sales:	99.93% / 99.95%	99.93% / 99.95%	99.93% / 99.95%	% / %
Count of Properties Listed:	6	6	6	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	27	27	27	

Qualified Conventional

Count / Pct of Sales:	6 / 3.8%	6 / 3.8%	6 / 3.8%	/
Mean / Median Ratio of Sales:	99.93% / 99.95%	99.93% / 99.95%	99.93% / 99.95%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$648,501

Average Current Yr Appr Val: \$747,943

Prev to Curr Pct Change: 15.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3688	WILLOW BROOK 1 2 3	LHR	240	9	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 3.8%	8 / 3.3%	7 / 2.9%	2 / 0.8%	
Mean / Median Ratio of Sales:	99.54% / 100.1%	99.92% / 100.19%	100.62% / 100.27%	95.76% / 95.76%	
Count of Properties Listed:	9	8	7	2	
Ratio of SalePrice / ListPrice:	99%	98%	99%	98%	
Average 'Days On Market':	11	13	13	5	
Qualified Conventional					
Count / Pct of Sales:	9 / 3.8%	8 / 3.3%	7 / 2.9%	2 / 0.8%	
Mean / Median Ratio of Sales:	99.54% / 100.1%	99.92% / 100.19%	100.62% / 100.27%	95.76% / 95.76%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$415,059 Average Current Yr Appr Val: \$444,238 Prev to Curr Pct Change: 7.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3714	STONE BROOKE CROSSING 1,2,3	LHR	414	21	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	20 / 4.8%	19 / 4.6%	10 / 2.4%	10 / 2.4%	
Mean / Median Ratio of Sales:	98.64% / 99.48%	98.72% / 99.91%	98.77% / 98.33%	98.51% / 99.98%	
Count of Properties Listed:	20	19	10	10	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	26	25	27	24	
Qualified Conventional					
Count / Pct of Sales:	20 / 4.8%	19 / 4.6%	10 / 2.4%	10 / 2.4%	
Mean / Median Ratio of Sales:	98.64% / 99.48%	98.72% / 99.91%	98.77% / 98.33%	98.51% / 99.98%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	/	1 / 0.2%	
Mean / Median Ratio of Sales:	127.8% / 127.8%	127.8% / 127.8%	% / %	127.8% / 127.8%	
Average 'Days On Market':	0	0		0	
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.48% / 0.00%	0.48% / 0.00%	0.24% / 0.00%	0.24% / 0.00%	

Average Previous Yr Appr Val: \$465,773

Average Current Yr Appr Val: \$473,285

Prev to Curr Pct Change: 1.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3718	STONERIDGE FARMS #01	SDH	66	4	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 6.1%	4 / 6.1%	4 / 6.1%	/	
Mean / Median Ratio of Sales:	97.16% / 96.92%	97.16% / 96.92%	97.16% / 96.92%	% / %	
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	34	34	34		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 6.1%	4 / 6.1%	4 / 6.1%	/	
Mean / Median Ratio of Sales:	97.16% / 96.92%	97.16% / 96.92%	97.16% / 96.92%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$543,990 Average Current Yr Appr Val: \$515,701 Prev to Curr Pct Change: -5.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3722 **FOREST CREEK ESTATES** **GSO** **109** **6** **6%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 4.6%	5 / 4.6%	4 / 3.7%	1 / 0.9%
Mean / Median Ratio of Sales:	101.56% / 100.23%	101.56% / 100.23%	102.84% / 101.01%	96.44% / 96.44%
Count of Properties Listed:	5	5	4	1
Ratio of SalePrice / ListPrice:	96%	96%	95%	100%
Average 'Days On Market':	73	73	91	4

Qualified Conventional

Count / Pct of Sales:	5 / 4.6%	5 / 4.6%	4 / 3.7%	1 / 0.9%
Mean / Median Ratio of Sales:	101.56% / 100.23%	101.56% / 100.23%	102.84% / 101.01%	96.44% / 96.44%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.9%	1 / 0.9%	/	1 / 0.9%
Mean / Median Ratio of Sales:	107.14% / 107.14%	107.14% / 107.14%	% / %	107.14% / 107.14%
Average 'Days On Market':	180	180		180

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,571,701

Average Current Yr Appr Val: \$1,624,390

Prev to Curr Pct Change: 3.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3742

HIGHLANDS OF RUSSELL PARK 1,2,3,3A.

JRP

557

16

3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	16 / 2.9%	14 / 2.5%	11 / 2.0%	5 / 0.9%
Mean / Median Ratio of Sales:	98.03% / 98.46%	97.97% / 98.46%	98.24% / 98.36%	97.57% / 98.55%
Count of Properties Listed:	16	14	11	5
Ratio of SalePrice / ListPrice:	100%	100%	100%	98%
Average 'Days On Market':	26	18	18	44

Qualified Conventional

Count / Pct of Sales:	16 / 2.9%	14 / 2.5%	11 / 2.0%	5 / 0.9%
Mean / Median Ratio of Sales:	98.03% / 98.46%	97.97% / 98.46%	98.24% / 98.36%	97.57% / 98.55%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.18% / 0.00%	0.18% / 0.00%	0.18% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$654,907

Average Current Yr Appr Val: \$650,494

Prev to Curr Pct Change: -0.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3758 MORNINGSIDE #1,2,3,4,5,6 CEC 473 11 2%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	11 / 2.3%	10 / 2.1%	10 / 2.1%	1 / 0.2%
Mean / Median Ratio of Sales:	100.76% / 100.48%	99.94% / 99.87%	99.94% / 99.87%	108.96% / 108.96%
Count of Properties Listed:	11	10	10	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	101%
Average 'Days On Market':	73	68	68	123

Qualified Conventional

Count / Pct of Sales:	11 / 2.3%	10 / 2.1%	10 / 2.1%	1 / 0.2%
Mean / Median Ratio of Sales:	100.76% / 100.48%	99.94% / 99.87%	99.94% / 99.87%	108.96% / 108.96%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 0	3 / 0	1 / 0	3 / 0
Pct of Props 'Posted' / 'Struck Off':	0.85% / 0.00%	0.63% / 0.00%	0.21% / 0.00%	0.63% / 0.00%

Average Previous Yr Appr Val: \$486,282 Average Current Yr Appr Val: \$496,108 Prev to Curr Pct Change: 2.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3761 **WOODBIDGE #1,1A, 2B, 3B** **JEV** **609** **16** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	16 / 2.6%	15 / 2.5%	10 / 1.6%	6 / 1.0%
Mean / Median Ratio of Sales:	99.02% / 99.9%	99.18% / 100.47%	97.33% / 98.14%	101.82% / 100.71%
Count of Properties Listed:	16	15	10	6
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	28	21	17	45

Qualified Conventional

Count / Pct of Sales:	16 / 2.6%	15 / 2.5%	10 / 1.6%	6 / 1.0%
Mean / Median Ratio of Sales:	99.02% / 99.9%	99.18% / 100.47%	97.33% / 98.14%	101.82% / 100.71%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.16% / 0.00%	0.16% / 0.00%	0.16% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$387,609

Average Current Yr Appr Val: \$408,795

Prev to Curr Pct Change: 5.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3763	GLENDOVER PARK # 1,2,3,4,5,6,8,9	AKY	577	17	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	17 / 2.9%	17 / 2.9%	12 / 2.1%	5 / 0.9%	
Mean / Median Ratio of Sales:	99.79% / 99.19%	99.79% / 99.19%	99.8% / 99.43%	99.79% / 97.64%	
Count of Properties Listed:	17	17	12	5	
Ratio of SalePrice / ListPrice:	99%	99%	99%	97%	
Average 'Days On Market':	25	25	23	30	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	17 / 2.9%	17 / 2.9%	12 / 2.1%	5 / 0.9%	
Mean / Median Ratio of Sales:	99.79% / 99.19%	99.79% / 99.19%	99.8% / 99.43%	99.79% / 97.64%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$525,577

Average Current Yr Appr Val: \$532,099

Prev to Curr Pct Change: 1.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3764	BROOKSIDE #1,2,3,4A	AKJ	417	5	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 1.2%	5 / 1.2%	5 / 1.2%	/	
Mean / Median Ratio of Sales:	99.35% / 99.99%	99.35% / 99.99%	99.35% / 99.99%	% / %	
Count of Properties Listed:	5	5	5		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	20	20	20		
Qualified Conventional					
Count / Pct of Sales:	5 / 1.2%	5 / 1.2%	5 / 1.2%	/	
Mean / Median Ratio of Sales:	99.35% / 99.99%	99.35% / 99.99%	99.35% / 99.99%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$463,782 Average Current Yr Appr Val: \$466,777 Prev to Curr Pct Change: 0.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3800	GLEN RIDGE ESTATES #01	DMR	511	14	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	13 / 2.5%	13 / 2.5%	8 / 1.6%	5 / 1.0%	
Mean / Median Ratio of Sales:	98.29% / 97.91%	98.29% / 97.91%	97.63% / 97.26%	99.34% / 99.9%	
Count of Properties Listed:	13	13	8	5	
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%	
Average 'Days On Market':	22	22	21	24	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	13 / 2.5%	13 / 2.5%	8 / 1.6%	5 / 1.0%	
Mean / Median Ratio of Sales:	98.29% / 97.91%	98.29% / 97.91%	97.63% / 97.26%	99.34% / 99.9%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/	
Mean / Median Ratio of Sales:	99.52% / 99.52%	99.52% / 99.52%	99.52% / 99.52%	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$466,015 Average Current Yr Appr Val: \$484,174 Prev to Curr Pct Change: 3.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3806 LAKESIDE ON PRESTON 5B & 6 CLS 93 6 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 6.5%	6 / 6.5%	5 / 5.4%	1 / 1.1%
Mean / Median Ratio of Sales:	99.22% / 100.79%	99.22% / 100.79%	97.97% / 96.1%	105.48% / 105.48%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	94%
Average 'Days On Market':	27	27	31	5

Qualified Conventional

Count / Pct of Sales:	6 / 6.5%	6 / 6.5%	5 / 5.4%	1 / 1.1%
Mean / Median Ratio of Sales:	99.22% / 100.79%	99.22% / 100.79%	97.97% / 96.1%	105.48% / 105.48%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	2.15% / 0.00%	2.15% / 0.00%	2.15% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$994,317

Average Current Yr Appr Val: \$1,004,692

Prev to Curr Pct Change: 1.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3808SHARPS FARMDMR15932%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	3 / 1.9%	/
Mean / Median Ratio of Sales:	99.07% / 100.27%	99.07% / 100.27%	99.07% / 100.27%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%
Average 'Days On Market':	36	36	36	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	3 / 1.9%	/
Mean / Median Ratio of Sales:	99.07% / 100.27%	99.07% / 100.27%	99.07% / 100.27%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$764,594Average Current Yr Appr Val: \$772,027Prev to Curr Pct Change: 0.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3809 WINFIELD LAK 159 6 4%

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.8%	6 / 3.8%	6 / 3.8%	/
Mean / Median Ratio of Sales:	99.71% / 99.97%	99.71% / 99.97%	99.71% / 99.97%	% / %
Count of Properties Listed:	6	6	6	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	10	10	10	

Qualified Conventional

Count / Pct of Sales:	6 / 3.8%	6 / 3.8%	6 / 3.8%	/
Mean / Median Ratio of Sales:	99.71% / 99.97%	99.71% / 99.97%	99.71% / 99.97%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.63% / 0.00%	0.63% / 0.00%	0.63% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$358,590

Average Current Yr Appr Val: \$369,820

Prev to Curr Pct Change: 3.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3812	PLANTATION SPRINGS #1, #2, #3	AKJ	176	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 2.8%	5 / 2.8%	4 / 2.3%	1 / 0.6%	
Mean / Median Ratio of Sales:	100.55% / 100.12%	100.55% / 100.12%	97.99% / 97.92%	110.82% / 110.82%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	39	39	42	29	
Qualified Conventional					
Count / Pct of Sales:	5 / 2.8%	5 / 2.8%	4 / 2.3%	1 / 0.6%	
Mean / Median Ratio of Sales:	100.55% / 100.12%	100.55% / 100.12%	97.99% / 97.92%	110.82% / 110.82%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.57% / 0.00%	0.57% / 0.00%	0.57% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$627,128

Average Current Yr Appr Val: \$637,591

Prev to Curr Pct Change: 1.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3823 **KNOLLS AT BRECKINRIDGE, THE** **DMR** **172** **4** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.3%	4 / 2.3%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	99.47% / 100.24%	99.47% / 100.24%	100.47% / 100.47%	98.47% / 98.47%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	45	45	26	64

Qualified Conventional

Count / Pct of Sales:	4 / 2.3%	4 / 2.3%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	99.47% / 100.24%	99.47% / 100.24%	100.47% / 100.47%	98.47% / 98.47%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$679,679

Average Current Yr Appr Val: \$717,178

Prev to Curr Pct Change: 5.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3827	ELDORADO HGHTS #026 1 STORY	SBR	681	15	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	15 / 2.2%	15 / 2.2%	11 / 1.6%	4 / 0.6%	
Mean / Median Ratio of Sales:	100.68% / 100.8%	100.68% / 100.8%	99.22% / 101.51%	104.69% / 100.41%	
Count of Properties Listed:	15	15	11	4	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	65	65	76	36	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	15 / 2.2%	15 / 2.2%	11 / 1.6%	4 / 0.6%	
Mean / Median Ratio of Sales:	100.68% / 100.8%	100.68% / 100.8%	99.22% / 101.51%	104.69% / 100.41%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$463,764
 Average Current Yr Appr Val: \$465,811
 Prev to Curr Pct Change: 0.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3829	SOUTHPLACE ESTATES #01	JEV	641	22	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	21 / 3.3%	21 / 3.3%	16 / 2.5%	5 / 0.8%	
Mean / Median Ratio of Sales:	100.47% / 102.75%	100.47% / 102.75%	99.55% / 99.69%	103.44% / 105.55%	
Count of Properties Listed:	21	21	16	5	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	29	29	28	35	
Qualified Conventional					
Count / Pct of Sales:	21 / 3.3%	21 / 3.3%	16 / 2.5%	5 / 0.8%	
Mean / Median Ratio of Sales:	100.47% / 102.75%	100.47% / 102.75%	99.55% / 99.69%	103.44% / 105.55%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	/	1 / 0.2%	
Mean / Median Ratio of Sales:	102.7% / 102.7%	102.7% / 102.7%	% / %	102.7% / 102.7%	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 1	2 / 1	2 / 1	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.31% / 0.16%	0.31% / 0.16%	0.31% / 0.16%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$365,194					
Average Current Yr Appr Val: \$368,649			Prev to Curr Pct Change: 0.95 %		
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
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Notice RAD Report					
(All NbhdS)					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3834 INDIAN HILLS/CEDAR VISTA

JRP

33

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$543,763

Average Current Yr Appr Val: \$561,627

Prev to Curr Pct Change: 3.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3840	CREEKSIDE AT STONEBRIAR	AKJ	140	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.1%	3 / 2.1%	3 / 2.1%	/	
Mean / Median Ratio of Sales:	104.41% / 100.84%	104.41% / 100.84%	104.41% / 100.84%	% /	%
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	109%	109%	109%	%	
Average 'Days On Market':	2	2	2		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.1%	3 / 2.1%	3 / 2.1%	/	
Mean / Median Ratio of Sales:	104.41% / 100.84%	104.41% / 100.84%	104.41% / 100.84%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$749,768 Average Current Yr Appr Val: \$901,264 Prev to Curr Pct Change: 20.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3841

AMBERWOOD FARMS #1 & #2

KLC

44

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,636,696

Average Current Yr Appr Val: \$1,657,023

Prev to Curr Pct Change: 1.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3846	GENTLE CREEK ESTS	KLC	62	5	8%
Mkt Cd:	Green Nbhd				

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3846B	GENTLE CREEK #1 BIG LOTS& GOLF COURSE	KLC	131	5	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 3.8%	5 / 3.8%	4 / 3.1%	1 / 0.8%	
Mean / Median Ratio of Sales:	98.4% / 99.38%	98.4% / 99.38%	100.6% / 101.37%	89.62% / 89.62%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	98%	
Average 'Days On Market':	17	17	19	9	
Qualified Conventional					
Count / Pct of Sales:	5 / 3.8%	5 / 3.8%	4 / 3.1%	1 / 0.8%	
Mean / Median Ratio of Sales:	98.4% / 99.38%	98.4% / 99.38%	100.6% / 101.37%	89.62% / 89.62%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,607,592
 Average Current Yr Appr Val: \$1,938,473
 Prev to Curr Pct Change: 20.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3887	SONA ESTATES	SDH	30		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$475,159
 Average Current Yr Appr Val: \$469,966
 Prev to Curr Pct Change: -1.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3901 **HIGH POINTE** **LAK** **688** **20** **3%**

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	20 / 2.9%	20 / 2.9%	13 / 1.9%	7 / 1.0%
Mean / Median Ratio of Sales:	99.39% / 99.58%	99.39% / 99.58%	97.71% / 99.09%	102.52% / 103.86%
Count of Properties Listed:	20	20	13	7
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	38	38	24	64

Qualified Conventional

Count / Pct of Sales:	20 / 2.9%	20 / 2.9%	13 / 1.9%	7 / 1.0%
Mean / Median Ratio of Sales:	99.39% / 99.58%	99.39% / 99.58%	97.71% / 99.09%	102.52% / 103.86%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$356,050

Average Current Yr Appr Val: \$355,660

Prev to Curr Pct Change: -0.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3961 THE CREEKS OF WILLOW BEND CLS 141 6 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 4.3%	6 / 4.3%	3 / 2.1%	3 / 2.1%
Mean / Median Ratio of Sales:	100.74% / 99.94%	100.74% / 99.94%	93.41% / 94.62%	108.07% / 106.21%
Count of Properties Listed:	6	6	3	3
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%
Average 'Days On Market':	49	49	38	60

Qualified Conventional

Count / Pct of Sales:	6 / 4.3%	6 / 4.3%	3 / 2.1%	3 / 2.1%
Mean / Median Ratio of Sales:	100.74% / 99.94%	100.74% / 99.94%	93.41% / 94.62%	108.07% / 106.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,326,039

Average Current Yr Appr Val: \$1,449,595

Prev to Curr Pct Change: 9.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N3961-LG

LARGE LOTSCREEKS OF WILLOW BEND

CLS

35

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$2,015,380

Average Current Yr Appr Val: \$2,239,488

Prev to Curr Pct Change: 11.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3972	LAKES OF PRESTON VINE 1-4	DNB	237	11	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 4.2%	10 / 4.2%	7 / 3.0%	3 / 1.3%	
Mean / Median Ratio of Sales:	100.87% / 100.45%	100.87% / 100.45%	99.23% / 98.47%	104.7% / 101.02%	
Count of Properties Listed:	10	10	7	3	
Ratio of SalePrice / ListPrice:	100%	100%	101%	97%	
Average 'Days On Market':	25	25	23	28	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 4.2%	10 / 4.2%	7 / 3.0%	3 / 1.3%	
Mean / Median Ratio of Sales:	100.87% / 100.45%	100.87% / 100.45%	99.23% / 98.47%	104.7% / 101.02%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/	
Mean / Median Ratio of Sales:	110.07% / 110.07%	110.07% / 110.07%	110.07% / 110.07%	% / %	
Average 'Days On Market':	30	30	30		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$440,490

Average Current Yr Appr Val: \$450,695

Prev to Curr Pct Change: 2.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N3972 2ST	LAKES OF PRESTON VINE 1-4; 2 STORY	DNB	125	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 3.2%	4 / 3.2%	2 / 1.6%	2 / 1.6%	
Mean / Median Ratio of Sales:	98.45% / 98.86%	98.45% / 98.86%	98.04% / 98.04%	98.86% / 98.86%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	97%	100%	
Average 'Days On Market':	27	27	25	29	
Qualified Conventional					
Count / Pct of Sales:	4 / 3.2%	4 / 3.2%	2 / 1.6%	2 / 1.6%	
Mean / Median Ratio of Sales:	98.45% / 98.86%	98.45% / 98.86%	98.04% / 98.04%	98.86% / 98.86%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.80% / 0.00%	0.80% / 0.00%	0.00% / 0.00%	0.80% / 0.00%	

Average Previous Yr Appr Val: \$515,879 Average Current Yr Appr Val: \$518,739 Prev to Curr Pct Change: 0.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4029	CUSTER MEADOWS A & B	AKY	204	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	1 / 0.5%	3 / 1.5%	
Mean / Median Ratio of Sales:	97.84% / 97.07%	97.84% / 97.07%	94.95% / 94.95%	98.8% / 97.64%	
Count of Properties Listed:	4	4	1	3	
Ratio of SalePrice / ListPrice:	98%	98%	101%	98%	
Average 'Days On Market':	68	68	2	90	
Qualified Conventional					
Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	1 / 0.5%	3 / 1.5%	
Mean / Median Ratio of Sales:	97.84% / 97.07%	97.84% / 97.07%	94.95% / 94.95%	98.8% / 97.64%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$693,810 Average Current Yr Appr Val: \$641,556 Prev to Curr Pct Change: -7.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4046 **SOUTHPOINTE/GREENFIELD** **DMR** **112** **4** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.7%	3 / 2.7%	2 / 1.8%	1 / 0.9%
Mean / Median Ratio of Sales:	99.64% / 99.85%	99.64% / 99.85%	95.71% / 95.71%	107.48% / 107.48%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%
Average 'Days On Market':	33	33	48	5

Qualified Conventional

Count / Pct of Sales:	3 / 2.7%	3 / 2.7%	2 / 1.8%	1 / 0.9%
Mean / Median Ratio of Sales:	99.64% / 99.85%	99.64% / 99.85%	95.71% / 95.71%	107.48% / 107.48%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/
Mean / Median Ratio of Sales:	102.86% / 102.86%	102.86% / 102.86%	102.86% / 102.86%	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$553,388

Average Current Yr Appr Val: \$553,904

Prev to Curr Pct Change: 0.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4060	PARKSIDE ESTATES 1-2	VLH	192	8	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 4.2%	8 / 4.2%	6 / 3.1%	2 / 1.0%	
Mean / Median Ratio of Sales:	96.74% / 97.33%	96.74% / 97.33%	96.2% / 97.33%	98.35% / 98.35%	
Count of Properties Listed:	8	8	6	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	19	19	16	29	
Qualified Conventional					
Count / Pct of Sales:	8 / 4.2%	8 / 4.2%	6 / 3.1%	2 / 1.0%	
Mean / Median Ratio of Sales:	96.74% / 97.33%	96.74% / 97.33%	96.2% / 97.33%	98.35% / 98.35%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.52% / 0.00%	0.52% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$590,686

Average Current Yr Appr Val: \$587,662

Prev to Curr Pct Change: -0.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4063	VILLAGES AT MAXWELL CREEK	CEC	304	9	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 3.0%	8 / 2.6%	5 / 1.6%	4 / 1.3%	
Mean / Median Ratio of Sales:	100.56% / 100.05%	100.62% / 100.04%	101.09% / 102.39%	99.88% / 98.87%	
Count of Properties Listed:	9	8	5	4	
Ratio of SalePrice / ListPrice:	98%	99%	100%	97%	
Average 'Days On Market':	33	30	32	34	
Qualified Conventional					
Count / Pct of Sales:	9 / 3.0%	8 / 2.6%	5 / 1.6%	4 / 1.3%	
Mean / Median Ratio of Sales:	100.56% / 100.05%	100.62% / 100.04%	101.09% / 102.39%	99.88% / 98.87%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.33% / 0.00%	0.33% / 0.00%	0.00% / 0.00%	0.33% / 0.00%	

Average Previous Yr Appr Val: \$437,341

Average Current Yr Appr Val: \$487,507

Prev to Curr Pct Change: 11.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4067	WINDY HILL FARMS #01	DMR	204	7	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 3.4%	7 / 3.4%	7 / 3.4%	/	
Mean / Median Ratio of Sales:	100.65% / 101.08%	100.65% / 101.08%	100.65% / 101.08%	% / %	
Count of Properties Listed:	7	7	7		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	50	50	50		
Qualified Conventional					
Count / Pct of Sales:	7 / 3.4%	7 / 3.4%	7 / 3.4%	/	
Mean / Median Ratio of Sales:	100.65% / 101.08%	100.65% / 101.08%	100.65% / 101.08%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$737,867					
Average Current Yr Appr Val: \$723,615		Prev to Curr Pct Change: -1.93 %			
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range: 2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024			
Prior Year Date Range: 1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025			
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
Notice RAD Report					
(All Nbhds)					
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Prepared by Collin Central Appraisal District					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4094	TIMBER BROOK WEST	KER	242	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 1.7%	3 / 1.2%	2 / 0.8%	2 / 0.8%	
Mean / Median Ratio of Sales:	100.11% / 99.85%	99.42% / 98.8%	99.85% / 99.85%	100.36% / 100.36%	
Count of Properties Listed:	4	3	2	2	
Ratio of SalePrice / ListPrice:	97%	98%	98%	96%	
Average 'Days On Market':	50	50	12	87	
Qualified Conventional					
Count / Pct of Sales:	4 / 1.7%	3 / 1.2%	2 / 0.8%	2 / 0.8%	
Mean / Median Ratio of Sales:	100.11% / 99.85%	99.42% / 98.8%	99.85% / 99.85%	100.36% / 100.36%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$481,765 Average Current Yr Appr Val: \$502,458 Prev to Curr Pct Change: 4.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4104 DANIEL CROSSING #0B DMR 215 7 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 3.3%	5 / 2.3%	2 / 0.9%	5 / 2.3%
Mean / Median Ratio of Sales:	97.43% / 98.82%	96.92% / 98.82%	98.5% / 98.5%	97% / 98.82%
Count of Properties Listed:	7	5	2	5
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	66	58	15	86

Qualified Conventional

Count / Pct of Sales:	7 / 3.3%	5 / 2.3%	2 / 0.9%	5 / 2.3%
Mean / Median Ratio of Sales:	97.43% / 98.82%	96.92% / 98.82%	98.5% / 98.5%	97% / 98.82%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.47% / 0.00%	0.47% / 0.00%	0.00% / 0.00%	0.47% / 0.00%

Average Previous Yr Appr Val: \$553,684

Average Current Yr Appr Val: \$520,529

Prev to Curr Pct Change: -5.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4109	NORTHRIDGE ESTATES #03	JRP	238	3	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 1.3%	3 / 1.3%	3 / 1.3%	/	
Mean / Median Ratio of Sales:	98.66% / 99.25%	98.66% / 99.25%	98.66% / 99.25%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	13	13	13		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 1.3%	3 / 1.3%	3 / 1.3%	/	
Mean / Median Ratio of Sales:	98.66% / 99.25%	98.66% / 99.25%	98.66% / 99.25%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.42% / 0.00%	0.84% / 0.00%	0.42% / 0.00%	0.42% / 0.00%	

Average Previous Yr Appr Val: \$766,093

Average Current Yr Appr Val: \$736,279

Prev to Curr Pct Change: -3.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4115	CECILE PLACE 2, 3A & 3B	AKJ	279	7	3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	7 / 2.5%	6 / 2.2%	1 / 0.4%	6 / 2.2%
Mean / Median Ratio of Sales:	98.43% / 99.84%	97.99% / 98.77%	99.84% / 99.84%	98.2% / 98.87%
Count of Properties Listed:	7	6	1	6
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	26	16	29	26

Qualified Conventional

Count / Pct of Sales:	7 / 2.5%	6 / 2.2%	1 / 0.4%	6 / 2.2%
Mean / Median Ratio of Sales:	98.43% / 99.84%	97.99% / 98.77%	99.84% / 99.84%	98.2% / 98.87%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$583,590	Average Current Yr Appr Val: \$564,132	Prev to Curr Pct Change: -3.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4138 VILLAGES OF PRESTON GLEN NSH 158 4 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.5%	3 / 1.9%	2 / 1.3%	2 / 1.3%
Mean / Median Ratio of Sales:	98.64% / 100.04%	96.93% / 96.45%	97.17% / 97.17%	100.11% / 100.11%
Count of Properties Listed:	4	3	2	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	59	34	2	116

Qualified Conventional

Count / Pct of Sales:	4 / 2.5%	3 / 1.9%	2 / 1.3%	2 / 1.3%
Mean / Median Ratio of Sales:	98.64% / 100.04%	96.93% / 96.45%	97.17% / 97.17%	100.11% / 100.11%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$588,216

Average Current Yr Appr Val: \$561,557

Prev to Curr Pct Change: -4.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4138PATIO	VILLAGES OF PRESTON GLEN (PATIO HOMES)	NSH	86	2	2%
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.3%	2 / 2.3%	2 / 2.3%	/	
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	24	24	24		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.3%	2 / 2.3%	2 / 2.3%	/	
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	0 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	2.33% / 0.00%	1.16% / 0.00%	0.00% / 0.00%	2.33% / 0.00%	

Average Previous Yr Appr Val: \$417,618 Average Current Yr Appr Val: \$418,151 Prev to Curr Pct Change: 0.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4139 **LIVE OAK VILLAGE #01** **LHR** **215** **10** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 4.7%	9 / 4.2%	6 / 2.8%	4 / 1.9%
Mean / Median Ratio of Sales:	99.85% / 100.01%	100.02% / 100.26%	98.38% / 100.1%	102.06% / 99.29%
Count of Properties Listed:	10	9	6	4
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	29	25	28	31

Qualified Conventional

Count / Pct of Sales:	10 / 4.7%	9 / 4.2%	6 / 2.8%	4 / 1.9%
Mean / Median Ratio of Sales:	99.85% / 100.01%	100.02% / 100.26%	98.38% / 100.1%	102.06% / 99.29%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.93% / 0.00%	0.93% / 0.00%	0.93% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$439,609

Average Current Yr Appr Val: \$419,644

Prev to Curr Pct Change: -4.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4143	STONE CANYON #01	LHR	137	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 2.9%	4 / 2.9%	3 / 2.2%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.95% / 98.94%	99.95% / 98.94%	100.46% / 99.44%	98.44% / 98.44%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%	
Average 'Days On Market':	91	91	52	208	
Qualified Conventional					
Count / Pct of Sales:	4 / 2.9%	4 / 2.9%	3 / 2.2%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.95% / 98.94%	99.95% / 98.94%	100.46% / 99.44%	98.44% / 98.44%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$471,312
 Average Current Yr Appr Val: \$460,434
 Prev to Curr Pct Change: -2.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4160 NORTH BETHANY LAKE ESTS #1,2 CEC 196 4 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.0%	3 / 1.5%	1 / 0.5%	3 / 1.5%
Mean / Median Ratio of Sales:	99.73% / 100.31%	100.53% / 103.3%	103.46% / 103.46%	98.49% / 97.32%
Count of Properties Listed:	4	3	1	3
Ratio of SalePrice / ListPrice:	102%	103%	100%	103%
Average 'Days On Market':	34	31	2	45

Qualified Conventional

Count / Pct of Sales:	4 / 2.0%	3 / 1.5%	1 / 0.5%	3 / 1.5%
Mean / Median Ratio of Sales:	99.73% / 100.31%	100.53% / 103.3%	103.46% / 103.46%	98.49% / 97.32%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	2 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	2.04% / 0.00%	2.04% / 0.00%	1.02% / 0.00%	1.02% / 0.00%

Average Previous Yr Appr Val: \$443,028

Average Current Yr Appr Val: \$468,513

Prev to Curr Pct Change: 5.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4225 **STERLING RANCH #01** **KMG** **162** **4** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.5%	4 / 2.5%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	99.76% / 100.17%	99.76% / 100.17%	95.84% / 95.84%	103.68% / 103.68%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	96%	96%	98%	94%
Average 'Days On Market':	40	40	9	72

Qualified Conventional

Count / Pct of Sales:	4 / 2.5%	4 / 2.5%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	99.76% / 100.17%	99.76% / 100.17%	95.84% / 95.84%	103.68% / 103.68%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$486,110

Average Current Yr Appr Val: \$466,863

Prev to Curr Pct Change: -3.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4231	RIDGEVIEW RANCH WEST #01	JRP	177	2	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.1%	2 / 1.1%	/	2 / 1.1%	
Mean / Median Ratio of Sales:	100.34% / 100.34%	100.34% / 100.34%	% / %	100.34% / 100.34%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	97%	97%	%	97%	
Average 'Days On Market':	28	28		28	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.1%	2 / 1.1%	/	2 / 1.1%	
Mean / Median Ratio of Sales:	100.34% / 100.34%	100.34% / 100.34%	% / %	100.34% / 100.34%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$451,798

Average Current Yr Appr Val: \$509,388

Prev to Curr Pct Change: 12.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4232 PASQUINELLI'S KINGSBROOK AT RIDGEVIEW RIDGEVIEW JRP 269 12 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 4.5%	12 / 4.5%	7 / 2.6%	5 / 1.9%
Mean / Median Ratio of Sales:	99.98% / 99.94%	99.98% / 99.94%	98.94% / 99.01%	101.44% / 101.21%
Count of Properties Listed:	12	12	7	5
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	39	39	41	36

Qualified Conventional

Count / Pct of Sales:	12 / 4.5%	12 / 4.5%	7 / 2.6%	5 / 1.9%
Mean / Median Ratio of Sales:	99.98% / 99.94%	99.98% / 99.94%	98.94% / 99.01%	101.44% / 101.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$335,049

Average Current Yr Appr Val: \$354,773

Prev to Curr Pct Change: 5.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4246A LAKESIDE ESTATES 13 JKF 466 6 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 1.3%	6 / 1.3%	4 / 0.9%	2 / 0.4%
Mean / Median Ratio of Sales:	102.25% / 100.79%	102.25% / 100.79%	103% / 100.92%	100.76% / 100.76%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%
Average 'Days On Market':	9	9	10	7

Qualified Conventional

Count / Pct of Sales:	6 / 1.3%	6 / 1.3%	4 / 0.9%	2 / 0.4%
Mean / Median Ratio of Sales:	102.25% / 100.79%	102.25% / 100.79%	103% / 100.92%	100.76% / 100.76%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.43% / 0.00%	0.43% / 0.00%	0.00% / 0.00%	0.43% / 0.00%

Average Previous Yr Appr Val: \$364,640

Average Current Yr Appr Val: \$401,604

Prev to Curr Pct Change: 10.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4254	LAKES OF PRES VIN VLG DUPLEX	DNB	280	8	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 2.9%	8 / 2.9%	5 / 1.8%	3 / 1.1%	
Mean / Median Ratio of Sales:	99.94% / 100%	99.94% / 100%	99.49% / 97.63%	100.67% / 100.62%	
Count of Properties Listed:	8	8	5	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	24	24	15	39	
Qualified Conventional					
Count / Pct of Sales:	8 / 2.9%	8 / 2.9%	5 / 1.8%	3 / 1.1%	
Mean / Median Ratio of Sales:	99.94% / 100%	99.94% / 100%	99.49% / 97.63%	100.67% / 100.62%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$428,952
 Average Current Yr Appr Val: \$412,245
 Prev to Curr Pct Change: -3.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4257	CREEKS ON COIT 1 3	KMG	81	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	/	1 / 1.2%	
Mean / Median Ratio of Sales:	100.09% / 100.09%	100.09% / 100.09%	% / %	100.09% / 100.09%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	97%	97%	%	97%	
Average 'Days On Market':	4	4		4	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	/	1 / 1.2%	
Mean / Median Ratio of Sales:	100.09% / 100.09%	100.09% / 100.09%	% / %	100.09% / 100.09%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.23% / 0.00%	1.23% / 0.00%	1.23% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$509,041

Average Current Yr Appr Val: \$450,825

Prev to Curr Pct Change: -11.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4258 STARWOOD#2,#3,#6,#4 KDB 242 15 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	14 / 5.8%	14 / 5.8%	12 / 5.0%	2 / 0.8%
Mean / Median Ratio of Sales:	104.25% / 99.82%	104.25% / 99.82%	105.68% / 104.58%	95.66% / 95.66%
Count of Properties Listed:	14	14	12	2
Ratio of SalePrice / ListPrice:	99%	99%	99%	96%
Average 'Days On Market':	21	21	23	8

Qualified Conventional

Count / Pct of Sales:	14 / 5.8%	14 / 5.8%	12 / 5.0%	2 / 0.8%
Mean / Median Ratio of Sales:	104.25% / 99.82%	104.25% / 99.82%	105.68% / 104.58%	95.66% / 95.66%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/
Mean / Median Ratio of Sales:	134.78% / 134.78%	134.78% / 134.78%	134.78% / 134.78%	% / %
Average 'Days On Market':	26	26	26	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,164,719

Average Current Yr Appr Val: \$1,279,719

Prev to Curr Pct Change: 9.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4272	SAGE CREEK #1-4, 8, 9A & 9B	JKF	700	18	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	18 / 2.6%	17 / 2.4%	12 / 1.7%	6 / 0.9%	
Mean / Median Ratio of Sales:	99.5% / 100.04%	99.25% / 99.72%	98.94% / 99.99%	100.61% / 100.04%	
Count of Properties Listed:	18	17	12	6	
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%	
Average 'Days On Market':	18	19	18	19	
Qualified Conventional					
Count / Pct of Sales:	18 / 2.6%	17 / 2.4%	12 / 1.7%	6 / 0.9%	
Mean / Median Ratio of Sales:	99.5% / 100.04%	99.25% / 99.72%	98.94% / 99.99%	100.61% / 100.04%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	0 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.29% / 0.00%	0.14% / 0.00%	0.00% / 0.00%	0.29% / 0.00%	

Average Previous Yr Appr Val: \$425,145 Average Current Yr Appr Val: \$433,510 Prev to Curr Pct Change: 1.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4275	COUNTRY BROOK ESTATES	JKF	140	6	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 4.3%	6 / 4.3%	4 / 2.9%	2 / 1.4%	
Mean / Median Ratio of Sales:	98.49% / 97.99%	98.49% / 97.99%	99.06% / 98.68%	97.35% / 97.35%	
Count of Properties Listed:	6	6	4	2	
Ratio of SalePrice / ListPrice:	100%	100%	99%	100%	
Average 'Days On Market':	28	28	36	14	
Qualified Conventional					
Count / Pct of Sales:	6 / 4.3%	6 / 4.3%	4 / 2.9%	2 / 1.4%	
Mean / Median Ratio of Sales:	98.49% / 97.99%	98.49% / 97.99%	99.06% / 98.68%	97.35% / 97.35%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$838,194
 Average Current Yr Appr Val: \$811,533
 Prev to Curr Pct Change: -3.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4280 **WINDY HILL FARMS #02** **DMR** **146** **8** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 5.5%	7 / 4.8%	6 / 4.1%	2 / 1.4%
Mean / Median Ratio of Sales:	99.65% / 100.05%	99.58% / 99.95%	99.92% / 100.16%	98.84% / 98.84%
Count of Properties Listed:	8	7	6	2
Ratio of SalePrice / ListPrice:	100%	101%	102%	97%
Average 'Days On Market':	27	12	9	84

Qualified Conventional

Count / Pct of Sales:	8 / 5.5%	7 / 4.8%	6 / 4.1%	2 / 1.4%
Mean / Median Ratio of Sales:	99.65% / 100.05%	99.58% / 99.95%	99.92% / 100.16%	98.84% / 98.84%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.68% / 0.00%	0.68% / 0.00%	0.00% / 0.00%	0.68% / 0.00%

Average Previous Yr Appr Val: \$590,932

Average Current Yr Appr Val: \$543,504

Prev to Curr Pct Change: -8.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4287 HUNTWICK #1 AND #2 GSO 120 3 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.5%	3 / 2.5%	2 / 1.7%	1 / 0.8%
Mean / Median Ratio of Sales:	102.02% / 100.77%	102.02% / 100.77%	99.81% / 99.81%	106.44% / 106.44%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	95%	95%	94%	96%
Average 'Days On Market':	39	39	45	27

Qualified Conventional

Count / Pct of Sales:	3 / 2.5%	3 / 2.5%	2 / 1.7%	1 / 0.8%
Mean / Median Ratio of Sales:	102.02% / 100.77%	102.02% / 100.77%	99.81% / 99.81%	106.44% / 106.44%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,353,845

Average Current Yr Appr Val: \$1,335,847

Prev to Curr Pct Change: -1.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4292	REID FARM #1 #1B #2	CEC	205	5	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	4 / 2.0%	/	
Mean / Median Ratio of Sales:	100.26% / 99.91%	100.26% / 99.91%	100.26% / 99.91%	% / %	
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	23	23	23		
Qualified Conventional					
Count / Pct of Sales:	4 / 2.0%	4 / 2.0%	4 / 2.0%	/	
Mean / Median Ratio of Sales:	100.26% / 99.91%	100.26% / 99.91%	100.26% / 99.91%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	/	1 / 0.5%	
Mean / Median Ratio of Sales:	137.77% / 137.77%	137.77% / 137.77%	% / %	137.77% / 137.77%	
Average 'Days On Market':	7	7		7	
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.98% / 0.00%	0.98% / 0.00%	0.98% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$554,545 Average Current Yr Appr Val: \$564,384 Prev to Curr Pct Change: 1.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4300

DUBLIN PARK ADDITION

RAC

31

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

1 / 0

Pct of Props 'Posted' / 'Struck Off':

3.23% / 0.00%

1 / 0

3.23% / 0.00%

0 / 0

0.00% / 0.00%

1 / 0

3.23% / 0.00%

Average Previous Yr Appr Val: \$871,324

Average Current Yr Appr Val: \$794,041

Prev to Curr Pct Change: -8.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4303	MURPHY FARMS #1#3	AKJ	202	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 2.0%	3 / 1.5%	1 / 0.5%	3 / 1.5%	
Mean / Median Ratio of Sales:	99.63% / 99.72%	97.77% / 94.25%	105.42% / 105.42%	97.69% / 94.25%	
Count of Properties Listed:	4	3	1	3	
Ratio of SalePrice / ListPrice:	98%	99%	100%	98%	
Average 'Days On Market':	33	12	18	39	
Qualified Conventional					
Count / Pct of Sales:	4 / 2.0%	3 / 1.5%	1 / 0.5%	3 / 1.5%	
Mean / Median Ratio of Sales:	99.63% / 99.72%	97.77% / 94.25%	105.42% / 105.42%	97.69% / 94.25%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 1	1 / 1	1 / 1	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.50% / 0.50%	0.50% / 0.50%	0.50% / 0.50%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$582,967

Average Current Yr Appr Val: \$558,165

Prev to Curr Pct Change: -4.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4317	LAKERIDGE MEADOWS ET AL	CLP	379	19	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	18 / 4.7%	18 / 4.7%	13 / 3.4%	5 / 1.3%	
Mean / Median Ratio of Sales:	101.86% / 100.43%	101.86% / 100.43%	102.38% / 100.91%	100.51% / 96.99%	
Count of Properties Listed:	18	18	13	5	
Ratio of SalePrice / ListPrice:	97%	97%	96%	98%	
Average 'Days On Market':	48	48	36	78	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	18 / 4.7%	18 / 4.7%	13 / 3.4%	5 / 1.3%	
Mean / Median Ratio of Sales:	101.86% / 100.43%	101.86% / 100.43%	102.38% / 100.91%	100.51% / 96.99%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/	
Mean / Median Ratio of Sales:	133.36% / 133.36%	133.36% / 133.36%	133.36% / 133.36%	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	0 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.53% / 0.00%	0.53% / 0.00%	0.00% / 0.00%	0.53% / 0.00%	

Average Previous Yr Appr Val: \$523,800 Average Current Yr Appr Val: \$511,445 Prev to Curr Pct Change: -2.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4321 MEADOW HILL ESTS 1,2,4,5,6,8,9 LEM 399 13 3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	13 / 3.3%	13 / 3.3%	9 / 2.3%	4 / 1.0%
Mean / Median Ratio of Sales:	98.34% / 98.1%	98.34% / 98.1%	97.75% / 98.1%	99.67% / 99.38%
Count of Properties Listed:	13	13	9	4
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	70	70	49	118

Qualified Conventional

Count / Pct of Sales:	13 / 3.3%	13 / 3.3%	9 / 2.3%	4 / 1.0%
Mean / Median Ratio of Sales:	98.34% / 98.1%	98.34% / 98.1%	97.75% / 98.1%	99.67% / 99.38%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$621,946

Average Current Yr Appr Val: \$622,001

Prev to Curr Pct Change: 0.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4322 VILLAGES OF STONEBRIAR PARK KDB 202 7 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 3.5%	6 / 3.0%	4 / 2.0%	3 / 1.5%
Mean / Median Ratio of Sales:	98.4% / 99.73%	97.73% / 97.35%	96.9% / 97.22%	100.39% / 102.37%
Count of Properties Listed:	6	5	3	3
Ratio of SalePrice / ListPrice:	94%	93%	94%	94%
Average 'Days On Market':	74	47	47	101

Qualified Conventional

Count / Pct of Sales:	7 / 3.5%	6 / 3.0%	4 / 2.0%	3 / 1.5%
Mean / Median Ratio of Sales:	98.4% / 99.73%	97.73% / 97.35%	96.9% / 97.22%	100.39% / 102.37%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	0 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.99% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.99% / 0.00%

Average Previous Yr Appr Val: \$1,843,057

Average Current Yr Appr Val: \$1,821,516

Prev to Curr Pct Change: -1.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4326	MEADOW RIDGE EST. & DIXIELAND FARMS	VLH	118	11	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	11 / 9.3%	10 / 8.5%	5 / 4.2%	6 / 5.1%	
Mean / Median Ratio of Sales:	98.32% / 97.32%	98.82% / 99.83%	97.52% / 92.03%	98.98% / 99.83%	
Count of Properties Listed:	11	10	5	6	
Ratio of SalePrice / ListPrice:	99%	99%	100%	99%	
Average 'Days On Market':	50	53	35	63	
Qualified Conventional					
Count / Pct of Sales:	11 / 9.3%	10 / 8.5%	5 / 4.2%	6 / 5.1%	
Mean / Median Ratio of Sales:	98.32% / 97.32%	98.82% / 99.83%	97.52% / 92.03%	98.98% / 99.83%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$451,151 Average Current Yr Appr Val: \$411,840 Prev to Curr Pct Change: -8.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4332	WOODHAVEN #1	LHR	231	8	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 3.5%	8 / 3.5%	5 / 2.2%	3 / 1.3%	
Mean / Median Ratio of Sales:	98.07% / 98.29%	98.07% / 98.29%	98.15% / 99.73%	97.93% / 96.85%	
Count of Properties Listed:	8	8	5	3	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	28	28	12	55	
Qualified Conventional					
Count / Pct of Sales:	8 / 3.5%	8 / 3.5%	5 / 2.2%	3 / 1.3%	
Mean / Median Ratio of Sales:	98.07% / 98.29%	98.07% / 98.29%	98.15% / 99.73%	97.93% / 96.85%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$860,830 Average Current Yr Appr Val: \$855,485 Prev to Curr Pct Change: -0.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4351 **ROUND ROCK # 1,2** **CEC** **131** **2** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.5%	2 / 1.5%	2 / 1.5%	/
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	100.21% / 100.21%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	9	9	9	

Qualified Conventional

Count / Pct of Sales:	2 / 1.5%	2 / 1.5%	2 / 1.5%	/
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	100.21% / 100.21%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$437,161

Average Current Yr Appr Val: \$496,552

Prev to Curr Pct Change: 13.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4364	VILLAGES OF WHITE ROCK CREEK #01	JRP	225	4	2%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4365	LOST CREEK RANCH	CEC	1160	36	3%

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	35 / 3.0%	34 / 2.9%	25 / 2.2%	10 / 0.9%
Mean / Median Ratio of Sales:	102.59% / 101.2%	102.7% / 101.27%	102.94% / 102.05%	101.72% / 100.51%
Count of Properties Listed:	35	34	25	10
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%
Average 'Days On Market':	26	22	23	34

Qualified Conventional

Count / Pct of Sales:	35 / 3.0%	34 / 2.9%	25 / 2.2%	10 / 0.9%
Mean / Median Ratio of Sales:	102.59% / 101.2%	102.7% / 101.27%	102.94% / 102.05%	101.72% / 100.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.1%	1 / 0.1%	/	1 / 0.1%
Mean / Median Ratio of Sales:	112.68% / 112.68%	112.68% / 112.68%	% / %	112.68% / 112.68%
Average 'Days On Market':	55	55		55

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$478,002

Average Current Yr Appr Val: \$497,470

Prev to Curr Pct Change: 4.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4367 WATERFORD CROSSING #13 AKY 295 6 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 1.7%	5 / 1.7%	5 / 1.7%	/
Mean / Median Ratio of Sales:	99.53% / 98.16%	99.53% / 98.16%	99.53% / 98.16%	% / %
Count of Properties Listed:	5	5	5	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	55	55	55	

Qualified Conventional

Count / Pct of Sales:	5 / 1.7%	5 / 1.7%	5 / 1.7%	/
Mean / Median Ratio of Sales:	99.53% / 98.16%	99.53% / 98.16%	99.53% / 98.16%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.3%	/	/	1 / 0.3%
Mean / Median Ratio of Sales:	124.4% / 124.4%	% / %	% / %	124.4% / 124.4%
Average 'Days On Market':	105			105

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$685,841

Average Current Yr Appr Val: \$703,719

Prev to Curr Pct Change: 2.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4372	PINE RIDGE #01	SBR	617	26	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	26 / 4.2%	25 / 4.1%	16 / 2.6%	10 / 1.6%	
Mean / Median Ratio of Sales:	100.27% / 99.31%	100.18% / 99.02%	99.72% / 98.91%	101.14% / 101.47%	
Count of Properties Listed:	26	25	16	10	
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%	
Average 'Days On Market':	32	33	26	40	
Qualified Conventional					
Count / Pct of Sales:	26 / 4.2%	25 / 4.1%	16 / 2.6%	10 / 1.6%	
Mean / Median Ratio of Sales:	100.27% / 99.31%	100.18% / 99.02%	99.72% / 98.91%	101.14% / 101.47%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.16% / 0.00%	0.16% / 0.00%	0.00% / 0.00%	0.16% / 0.00%	

Average Previous Yr Appr Val: \$456,331
 Average Current Yr Appr Val: \$460,803
 Prev to Curr Pct Change: 0.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name						Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4377	TEN OAKS						CEC	164	5	3%
Mkt Cd:			Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>										
Count / Pct of Sales:			5 / 3.0%		5 / 3.0%		3 / 1.8%		2 / 1.2%	
Mean / Median Ratio of Sales:			100.36% / 99.58%		100.36% / 99.58%		100.07% / 99.58%		100.78% / 100.78%	
Count of Properties Listed:			5		5		3		2	
Ratio of SalePrice / ListPrice:			96%		96%		97%		95%	
Average 'Days On Market':			42		42		50		31	
<u>Qualified Conventional</u>										
Count / Pct of Sales:			5 / 3.0%		5 / 3.0%		3 / 1.8%		2 / 1.2%	
Mean / Median Ratio of Sales:			100.36% / 99.58%		100.36% / 99.58%		100.07% / 99.58%		100.78% / 100.78%	
<u>Qualified REO</u>										
Count / Pct of Sales:			/		/		/		/	
Mean / Median Ratio of Sales:			% / %		% / %		% / %		% / %	
<u>Disqualified</u>										
Count /Pct of Sales:			/		/		/		/	
Mean / Median Ratio of Sales:			% / %		% / %		% / %		% / %	
Average 'Days On Market':										
<u>Foreclosures</u>										
Count of 'Posted' / 'Struck Off':			1 / 0		1 / 0		1 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':			0.61% / 0.00%		0.61% / 0.00%		0.61% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$526,481

Average Current Yr Appr Val: \$515,457

Prev to Curr Pct Change: -2.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4380	SUMMERFIELD 1, 2, 3	CEC	388	13	3%
Mkt Cd:					
			</		

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4389 ESTATES ON LEGACY DR #01 KDB 2

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$448,673 Average Current Yr Appr Val: \$459,127 Prev to Curr Pct Change: 2.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhhd Code	Neighborhood Name						Nbhhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4390	PARKER LAKE ESTATES						CEC	150	11	7%
Mkt Cd:			Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>										
Count / Pct of Sales:			11 / 7.3%		11 / 7.3%		8 / 5.3%		3 / 2.0%	
Mean / Median Ratio of Sales:			102.23% / 100.43%		102.23% / 100.43%		101.71% / 99.34%		103.62% / 101.71%	
Count of Properties Listed:			11		11		8		3	
Ratio of SalePrice / ListPrice:			99%		99%		99%		101%	
Average 'Days On Market':			67		67		67		67	
<u>Qualified Conventional</u>										
Count / Pct of Sales:			11 / 7.3%		11 / 7.3%		8 / 5.3%		3 / 2.0%	
Mean / Median Ratio of Sales:			102.23% / 100.43%		102.23% / 100.43%		101.71% / 99.34%		103.62% / 101.71%	
<u>Qualified REO</u>										
Count / Pct of Sales:			/		/		/		/	
Mean / Median Ratio of Sales:			% / %		% / %		% / %		% / %	
<u>Disqualified</u>										
Count /Pct of Sales:			/		/		/		/	
Mean / Median Ratio of Sales:			% / %		% / %		% / %		% / %	
Average 'Days On Market':										
<u>Foreclosures</u>										
Count of 'Posted' / 'Struck Off':			1 / 0		1 / 0		1 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':			0.67% / 0.00%		0.67% / 0.00%		0.67% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$892,985

Average Current Yr Appr Val: \$877,234

Prev to Curr Pct Change: -1.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4402	PRINCETON LAKES	DNB	65		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$667,435 Average Current Yr Appr Val: \$669,024 Prev to Curr Pct Change: 0.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4406 FOUNTAIN VIEW PH 1-3 VLH 258 5 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 1.6%	4 / 1.6%	3 / 1.2%	1 / 0.4%
Mean / Median Ratio of Sales:	100.81% / 100.11%	100.81% / 100.11%	101.2% / 100.58%	99.64% / 99.64%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	95%
Average 'Days On Market':	26	26	22	38

Qualified Conventional

Count / Pct of Sales:	4 / 1.6%	4 / 1.6%	3 / 1.2%	1 / 0.4%
Mean / Median Ratio of Sales:	100.81% / 100.11%	100.81% / 100.11%	101.2% / 100.58%	99.64% / 99.64%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/
Mean / Median Ratio of Sales:	115.32% / 115.32%	115.32% / 115.32%	115.32% / 115.32%	% / %
Average 'Days On Market':	197	197	197	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$310,727

Average Current Yr Appr Val: \$291,308

Prev to Curr Pct Change: -6.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4410	VIRGINIA HILLS # 15	MKN	667	19	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		19 / 2.8%	18 / 2.7%	12 / 1.8%	7 / 1.0%
Mean / Median Ratio of Sales:		101.06% / 100.01%	100.61% / 99.83%	100.1% / 99.81%	102.7% / 103.08%
Count of Properties Listed:		19	18	12	7
Ratio of SalePrice / ListPrice:		97%	98%	98%	96%
Average 'Days On Market':		31	29	21	48
<u>Qualified Conventional</u>					
Count / Pct of Sales:		19 / 2.8%	18 / 2.7%	12 / 1.8%	7 / 1.0%
Mean / Median Ratio of Sales:		101.06% / 100.01%	100.61% / 99.83%	100.1% / 99.81%	102.7% / 103.08%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		3 / 0	4 / 0	3 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':		0.45% / 0.00%	0.60% / 0.00%	0.45% / 0.00%	0.15% / 0.00%

Average Previous Yr Appr Val: \$390,435 Average Current Yr Appr Val: \$386,570 Prev to Curr Pct Change: -0.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4421	HIDDEN CREEK #3C	SBR	144	9	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 6.3%	8 / 5.6%	7 / 4.9%	2 / 1.4%	
Mean / Median Ratio of Sales:	96.77% / 96.57%	97.17% / 97.07%	97.11% / 96.57%	95.59% / 95.59%	
Count of Properties Listed:	9	8	7	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	100%	
Average 'Days On Market':	42	46	44	35	
Qualified Conventional					
Count / Pct of Sales:	9 / 6.3%	8 / 5.6%	7 / 4.9%	2 / 1.4%	
Mean / Median Ratio of Sales:	96.77% / 96.57%	97.17% / 97.07%	97.11% / 96.57%	95.59% / 95.59%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$579,160 Average Current Yr Appr Val: \$593,311 Prev to Curr Pct Change: 2.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4424 SMITH ESTATES AKJ 168 4 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.4%	4 / 2.4%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	100.42% / 99.9%	100.42% / 99.9%	93.56% / 93.56%	107.28% / 107.28%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	98%	98%	100%	96%
Average 'Days On Market':	57	57	38	77

Qualified Conventional

Count / Pct of Sales:	4 / 2.4%	4 / 2.4%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	100.42% / 99.9%	100.42% / 99.9%	93.56% / 93.56%	107.28% / 107.28%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$594,629

Average Current Yr Appr Val: \$600,053

Prev to Curr Pct Change: 0.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4435	QUAIL HOLLW EST #12	AKJ	206	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 2.9%	5 / 2.4%	4 / 1.9%	2 / 1.0%	
Mean / Median Ratio of Sales:	100.46% / 96.96%	98.67% / 95.05%	94.98% / 95.03%	111.42% / 111.42%	
Count of Properties Listed:	6	5	4	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	100%	
Average 'Days On Market':	43	51	58	13	
Qualified Conventional					
Count / Pct of Sales:	6 / 2.9%	5 / 2.4%	4 / 1.9%	2 / 1.0%	
Mean / Median Ratio of Sales:	100.46% / 96.96%	98.67% / 95.05%	94.98% / 95.03%	111.42% / 111.42%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$474,399 Average Current Yr Appr Val: \$480,432 Prev to Curr Pct Change: 1.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4436 THE RESERVE; SHARP ESTATES CLS 52 2 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.8%	2 / 3.8%	2 / 3.8%	/
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	5	5	5	

Qualified Conventional

Count / Pct of Sales:	2 / 3.8%	2 / 3.8%	2 / 3.8%	/
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$955,095

Average Current Yr Appr Val: \$907,253

Prev to Curr Pct Change: -5.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4447 HARVEST BEND #12 SDH 151 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.0%	2 / 1.3%	2 / 1.3%	1 / 0.7%
Mean / Median Ratio of Sales:	100.05% / 99.82%	102.35% / 102.35%	102.35% / 102.35%	95.44% / 95.44%
Count of Properties Listed:	3	2	2	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	99%
Average 'Days On Market':	63	39	39	113

Qualified Conventional

Count / Pct of Sales:	3 / 2.0%	2 / 1.3%	2 / 1.3%	1 / 0.7%
Mean / Median Ratio of Sales:	100.05% / 99.82%	102.35% / 102.35%	102.35% / 102.35%	95.44% / 95.44%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.66% / 0.00%	0.66% / 0.00%	0.66% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$353,578

Average Current Yr Appr Val: \$350,150

Prev to Curr Pct Change: -0.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4457-SEMI ROLLING RIDGESEMI TO FULL CUSTOM CLS 59 3 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 5.1%	3 / 5.1%	3 / 5.1%	/
Mean / Median Ratio of Sales:	107.19% / 101.09%	107.19% / 101.09%	107.19% / 101.09%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	116	116	116	

Qualified Conventional

Count / Pct of Sales:	3 / 5.1%	3 / 5.1%	3 / 5.1%	/
Mean / Median Ratio of Sales:	107.19% / 101.09%	107.19% / 101.09%	107.19% / 101.09%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,017,730

Average Current Yr Appr Val: \$1,050,726

Prev to Curr Pct Change: 3.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4466	STANFORD MEADOW #01	LHR	223	11	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	11 / 4.9%	11 / 4.9%	9 / 4.0%	2 / 0.9%	
Mean / Median Ratio of Sales:	100.08% / 99.77%	100.08% / 99.77%	99.4% / 99.37%	103.13% / 103.13%	
Count of Properties Listed:	11	11	9	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	34	34	20	101	
Qualified Conventional					
Count / Pct of Sales:	11 / 4.9%	11 / 4.9%	9 / 4.0%	2 / 0.9%	
Mean / Median Ratio of Sales:	100.08% / 99.77%	100.08% / 99.77%	99.4% / 99.37%	103.13% / 103.13%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$566,914 Average Current Yr Appr Val: \$567,543 Prev to Curr Pct Change: 0.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4493	MEADOW HILL ESTS # 3,7	LEM	208	4	2%
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 1.9%	4 / 1.9%	3 / 1.4%	1 / 0.5%	
Mean / Median Ratio of Sales:	100.82% / 100.23%	100.82% / 100.23%	101.27% / 100.97%	99.48% / 99.48%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	100%	100%	99%	100%	
Average 'Days On Market':	14	14	8	32	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 1.9%	4 / 1.9%	3 / 1.4%	1 / 0.5%	
Mean / Median Ratio of Sales:	100.82% / 100.23%	100.82% / 100.23%	101.27% / 100.97%	99.48% / 99.48%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$421,417
 Average Current Yr Appr Val: \$471,276
 Prev to Curr Pct Change: 11.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4510	COTTON BELT EAST	VLH	46	4	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 8.7%	4 / 8.7%	3 / 6.5%	1 / 2.2%	
Mean / Median Ratio of Sales:	98.6% / 100.14%	98.6% / 100.14%	97.56% / 98.56%	101.71% / 101.71%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	99%	99%	98%	99%	
Average 'Days On Market':	110	110	140	19	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 8.7%	4 / 8.7%	3 / 6.5%	1 / 2.2%	
Mean / Median Ratio of Sales:	98.6% / 100.14%	98.6% / 100.14%	97.56% / 98.56%	101.71% / 101.71%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	2.17% / 0.00%	2.17% / 0.00%	2.17% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$243,364

Average Current Yr Appr Val: \$234,181

Prev to Curr Pct Change: -3.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4514	HILLS OF BRECKINRIDGE,THE	CLS	70	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/	
Mean / Median Ratio of Sales:	100.69% / 100.69%	100.69% / 100.69%	100.69% / 100.69%	% /	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	102%	102%	102%		%
Average 'Days On Market':	27	27	27		
Qualified Conventional					
Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/	
Mean / Median Ratio of Sales:	100.69% / 100.69%	100.69% / 100.69%	100.69% / 100.69%	% /	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,174,927 Average Current Yr Appr Val: \$1,261,971 Prev to Curr Pct Change: 7.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4516

WINDING CREEK (BROOKSIDE & BLUFFS)

HRH

111

4

4%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

4 / 3.6%

4 / 3.6%

2 / 1.8%

2 / 1.8%

Mean / Median Ratio of Sales:

100.24% / 99.96%

100.24% / 99.96%

98.93% / 98.93%

101.54% / 101.54%

Count of Properties Listed:

4

4

2

2

Ratio of SalePrice / ListPrice:

96%

96%

98%

95%

Average 'Days On Market':

61

61

18

104

Qualified Conventional

Count / Pct of Sales:

4 / 3.6%

4 / 3.6%

2 / 1.8%

2 / 1.8%

Mean / Median Ratio of Sales:

100.24% / 99.96%

100.24% / 99.96%

98.93% / 98.93%

101.54% / 101.54%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$1,141,608

Average Current Yr Appr Val: \$1,131,091

Prev to Curr Pct Change: -0.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4530	SAGE CREEK 57 & WOODED CREEK 1	JKF	392	15	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	15 / 3.8%	15 / 3.8%	8 / 2.0%	7 / 1.8%	
Mean / Median Ratio of Sales:	100.91% / 99.9%	100.91% / 99.9%	98.89% / 98.87%	103.23% / 102.33%	
Count of Properties Listed:	15	15	8	7	
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%	
Average 'Days On Market':	31	31	18	45	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	15 / 3.8%	15 / 3.8%	8 / 2.0%	7 / 1.8%	
Mean / Median Ratio of Sales:	100.91% / 99.9%	100.91% / 99.9%	98.89% / 98.87%	103.23% / 102.33%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$392,925
 Average Current Yr Appr Val: \$404,925
 Prev to Curr Pct Change: 3.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4542 AVIARY 14 & EAGLE GLEN DMR 483 13 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	13 / 2.7%	13 / 2.7%	8 / 1.7%	5 / 1.0%
Mean / Median Ratio of Sales:	98.34% / 99.84%	98.34% / 99.84%	95.54% / 97%	102.81% / 101.65%
Count of Properties Listed:	13	13	8	5
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	59	59	42	87

Qualified Conventional

Count / Pct of Sales:	13 / 2.7%	13 / 2.7%	8 / 1.7%	5 / 1.0%
Mean / Median Ratio of Sales:	98.34% / 99.84%	98.34% / 99.84%	95.54% / 97%	102.81% / 101.65%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.21% / 0.00%	0.21% / 0.00%	0.21% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$713,201

Average Current Yr Appr Val: \$696,068

Prev to Curr Pct Change: -2.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4553 STACY RIDGE ESTATES 1,2 ,3 & ESTATES JKF 309 15 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	15 / 4.9%	12 / 3.9%	7 / 2.3%	8 / 2.6%
Mean / Median Ratio of Sales:	99.72% / 99.33%	98.85% / 98.83%	98.24% / 97.13%	101.02% / 101.44%
Count of Properties Listed:	15	12	7	8
Ratio of SalePrice / ListPrice:	99%	99%	101%	97%
Average 'Days On Market':	41	23	10	69

Qualified Conventional

Count / Pct of Sales:	15 / 4.9%	12 / 3.9%	7 / 2.3%	8 / 2.6%
Mean / Median Ratio of Sales:	99.72% / 99.33%	98.85% / 98.83%	98.24% / 97.13%	101.02% / 101.44%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$791,039

Average Current Yr Appr Val: \$861,667

Prev to Curr Pct Change: 8.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4561 **SHEPHERDS HILL** **KMG** **242** **3** **1%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.2%	3 / 1.2%	3 / 1.2%	/
Mean / Median Ratio of Sales:	99.91% / 100.12%	99.91% / 100.12%	99.91% / 100.12%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	38	38	38	

Qualified Conventional

Count / Pct of Sales:	3 / 1.2%	3 / 1.2%	3 / 1.2%	/
Mean / Median Ratio of Sales:	99.91% / 100.12%	99.91% / 100.12%	99.91% / 100.12%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$435,212

Average Current Yr Appr Val: \$447,770

Prev to Curr Pct Change: 2.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4567	MAXWELL CREEK NORTH AREA	DMR	636	14	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	14 / 2.2%	11 / 1.7%	7 / 1.1%	7 / 1.1%	
Mean / Median Ratio of Sales:	97.04% / 99.87%	96.08% / 95.04%	96.03% / 95.04%	98.05% / 100.17%	
Count of Properties Listed:	14	11	7	7	
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%	
Average 'Days On Market':	58	60	26	91	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	14 / 2.2%	11 / 1.7%	7 / 1.1%	7 / 1.1%	
Mean / Median Ratio of Sales:	97.04% / 99.87%	96.08% / 95.04%	96.03% / 95.04%	98.05% / 100.17%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.16% / 0.00%	0.16% / 0.00%	0.16% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$588,250 Average Current Yr Appr Val: \$573,840 Prev to Curr Pct Change: -2.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4569	HUNTERS LANDING #01	DMR	471	7	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 1.5%	7 / 1.5%	5 / 1.1%	2 / 0.4%	
Mean / Median Ratio of Sales:	97.17% / 97.61%	97.17% / 97.61%	95.57% / 97.61%	101.17% / 101.17%	
Count of Properties Listed:	7	7	5	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%	
Average 'Days On Market':	21	21	20	25	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 1.5%	7 / 1.5%	5 / 1.1%	2 / 0.4%	
Mean / Median Ratio of Sales:	97.17% / 97.61%	97.17% / 97.61%	95.57% / 97.61%	101.17% / 101.17%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$651,826 Average Current Yr Appr Val: \$654,886 Prev to Curr Pct Change: 0.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4570	WILLOW POND	AKJ	171	10	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 5.8%	8 / 4.7%	6 / 3.5%	4 / 2.3%	
Mean / Median Ratio of Sales:	100.62% / 99.54%	99.07% / 99.54%	101.88% / 101.81%	98.73% / 91.75%	
Count of Properties Listed:	10	8	6	4	
Ratio of SalePrice / ListPrice:	96%	97%	97%	95%	
Average 'Days On Market':	63	58	59	68	
Qualified Conventional					
Count / Pct of Sales:	10 / 5.8%	8 / 4.7%	6 / 3.5%	4 / 2.3%	
Mean / Median Ratio of Sales:	100.62% / 99.54%	99.07% / 99.54%	101.88% / 101.81%	98.73% / 91.75%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$711,028
 Average Current Yr Appr Val: \$674,626
 Prev to Curr Pct Change: -5.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4571	FAIRFIELD OF PLANO #1A	DMR	416	7	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 1.7%	6 / 1.4%	6 / 1.4%	1 / 0.2%	
Mean / Median Ratio of Sales:	98.56% / 99.82%	98.11% / 98.63%	98.11% / 98.63%	101.24% / 101.24%	
Count of Properties Listed:	7	6	6	1	
Ratio of SalePrice / ListPrice:	99%	100%	100%	97%	
Average 'Days On Market':	28	22	22	68	
Qualified Conventional					
Count / Pct of Sales:	7 / 1.7%	6 / 1.4%	6 / 1.4%	1 / 0.2%	
Mean / Median Ratio of Sales:	98.56% / 99.82%	98.11% / 98.63%	98.11% / 98.63%	101.24% / 101.24%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.48% / 0.00%	0.24% / 0.00%	0.24% / 0.00%	0.24% / 0.00%	

Average Previous Yr Appr Val: \$514,925 Average Current Yr Appr Val: \$499,234 Prev to Curr Pct Change: -3.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4594 RIVERCHASE JKF 293 9 3%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 3.1%	9 / 3.1%	5 / 1.7%	4 / 1.4%
Mean / Median Ratio of Sales:	96.55% / 99.93%	96.55% / 99.93%	91.96% / 94.99%	102.29% / 100.23%
Count of Properties Listed:	9	9	5	4
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	38	38	39	36

Qualified Conventional

Count / Pct of Sales:	9 / 3.1%	9 / 3.1%	5 / 1.7%	4 / 1.4%
Mean / Median Ratio of Sales:	96.55% / 99.93%	96.55% / 99.93%	91.96% / 94.99%	102.29% / 100.23%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.68% / 0.00%	0.68% / 0.00%	0.34% / 0.00%	0.34% / 0.00%

Average Previous Yr Appr Val: \$442,222

Average Current Yr Appr Val: \$427,570

Prev to Curr Pct Change: -3.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4595WOODLAND PARK #1 & #2CEC28852%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	5 / 1.7%	5 / 1.7%	3 / 1.0%	2 / 0.7%
Mean / Median Ratio of Sales:	99.19% / 99.87%	99.19% / 99.87%	99.51% / 99.87%	98.71% / 98.71%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	100%	100%	102%	98%
Average 'Days On Market':	28	28	9	57
<u>Qualified Conventional</u>				
Count / Pct of Sales:	5 / 1.7%	5 / 1.7%	3 / 1.0%	2 / 0.7%
Mean / Median Ratio of Sales:	99.19% / 99.87%	99.19% / 99.87%	99.51% / 99.87%	98.71% / 98.71%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	1 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.35% / 0.00%	0.69% / 0.00%	0.69% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$553,820Average Current Yr Appr Val: \$541,218Prev to Curr Pct Change: -2.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4599

TARA FARMS #1 & 2

LHR

49

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$409,608

Average Current Yr Appr Val: \$416,163

Prev to Curr Pct Change: 1.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4612 MORONEY FARMS #1 AND #2 DMR 179 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.7%	2 / 1.1%	2 / 1.1%	1 / 0.6%
Mean / Median Ratio of Sales:	107.89% / 100.27%	111.7% / 111.7%	111.7% / 111.7%	100.27% / 100.27%
Count of Properties Listed:	3	2	2	1
Ratio of SalePrice / ListPrice:	97%	96%	96%	99%
Average 'Days On Market':	71	65	65	83

Qualified Conventional

Count / Pct of Sales:	3 / 1.7%	2 / 1.1%	2 / 1.1%	1 / 0.6%
Mean / Median Ratio of Sales:	107.89% / 100.27%	111.7% / 111.7%	111.7% / 111.7%	100.27% / 100.27%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$677,908

Average Current Yr Appr Val: \$743,923

Prev to Curr Pct Change: 9.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4624 TOLLESON ESTS 1 & 2 SEL 149 6 4%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	6 / 4.0%	5 / 3.4%	3 / 2.0%	3 / 2.0%
Mean / Median Ratio of Sales:	100.8% / 99.93%	99.76% / 99.25%	97.94% / 97%	103.66% / 105.71%
Count of Properties Listed:	6	5	3	3
Ratio of SalePrice / ListPrice:	97%	97%	99%	94%
Average 'Days On Market':	68	49	33	104

Qualified Conventional

Count / Pct of Sales:	6 / 4.0%	5 / 3.4%	3 / 2.0%	3 / 2.0%
Mean / Median Ratio of Sales:	100.8% / 99.93%	99.76% / 99.25%	97.94% / 97%	103.66% / 105.71%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$416,231 Average Current Yr Appr Val: \$397,858 Prev to Curr Pct Change: -4.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4628	HIDDEN CREEK 3A,3B,3D	SBR	187	8	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 4.3%	7 / 3.7%	5 / 2.7%	3 / 1.6%	
Mean / Median Ratio of Sales:	99.77% / 99.93%	98.45% / 98.32%	99.73% / 101.55%	99.83% / 96.46%	
Count of Properties Listed:	8	7	5	3	
Ratio of SalePrice / ListPrice:	96%	97%	97%	95%	
Average 'Days On Market':	51	49	61	35	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 4.3%	7 / 3.7%	5 / 2.7%	3 / 1.6%	
Mean / Median Ratio of Sales:	99.77% / 99.93%	98.45% / 98.32%	99.73% / 101.55%	99.83% / 96.46%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$427,796
 Average Current Yr Appr Val: \$440,918
 Prev to Curr Pct Change: 3.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4637	Villages of White Rock Creek#3	JRP	161	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	3 / 1.9%	/	
Mean / Median Ratio of Sales:	99.56% / 100%	99.56% / 100%	99.56% / 100%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	103%	103%	103%	%	
Average 'Days On Market':	3	3	3		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	3 / 1.9%	/	
Mean / Median Ratio of Sales:	99.56% / 100%	99.56% / 100%	99.56% / 100%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$552,823 Average Current Yr Appr Val: \$583,654 Prev to Curr Pct Change: 5.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4647	STONEGATE (CLU)	HRH	41	1	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 2.4%	1 / 2.4%	/	1 / 2.4%	
Mean / Median Ratio of Sales:	100.28% / 100.28%	100.28% / 100.28%	% / %	100.28% / 100.28%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	101%	101%	%	101%	
Average 'Days On Market':	106	106		106	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 2.4%	1 / 2.4%	/	1 / 2.4%	
Mean / Median Ratio of Sales:	100.28% / 100.28%	100.28% / 100.28%	% / %	100.28% / 100.28%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,012,598

Average Current Yr Appr Val: \$1,129,113

Prev to Curr Pct Change: 11.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4648 SEIS LAGOS 3 & 4 GSO 153 3 2%

Mkt Cd: Blue Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	2 / 1.3%	1 / 0.7%
Mean / Median Ratio of Sales:	103.32% / 99.88%	103.32% / 99.88%	105.05% / 105.05%	99.88% / 99.88%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	97%	97%	98%	94%
Average 'Days On Market':	36	36	8	92

Qualified Conventional

Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	2 / 1.3%	1 / 0.7%
Mean / Median Ratio of Sales:	103.32% / 99.88%	103.32% / 99.88%	105.05% / 105.05%	99.88% / 99.88%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,006,396

Average Current Yr Appr Val: \$1,086,388

Prev to Curr Pct Change: 7.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4651	MARQUIS AT PRESTON PARK & TULANE	CLW	205	11	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 5.4%	10 / 4.9%	8 / 3.9%	3 / 1.5%	
Mean / Median Ratio of Sales:	98.29% / 96.63%	98.78% / 97.13%	99.56% / 98.25%	94.89% / 94.72%	
Count of Properties Listed:	11	10	8	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	99%	
Average 'Days On Market':	31	34	26	44	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 5.4%	10 / 4.9%	8 / 3.9%	3 / 1.5%	
Mean / Median Ratio of Sales:	98.29% / 96.63%	98.78% / 97.13%	99.56% / 98.25%	94.89% / 94.72%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$277,434 Average Current Yr Appr Val: \$266,201 Prev to Curr Pct Change: -4.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4664	SUMMERVIEW COUNTRY ESTATES #1 & #2	SDH	1		
Mkt Cd:					
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$379,360

Average Current Yr Appr Val: \$379,360

Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4665	WATERFORD PARKS	AKY	357	15	4%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	15 / 4.2%	14 / 3.9%	10 / 2.8%	5 / 1.4%	
Mean / Median Ratio of Sales:	100.33% / 99.62%	99.71% / 99.62%	98.16% / 99.22%	104.68% / 106.78%	
Count of Properties Listed:	15	14	10	5	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	61	57	47	89	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	15 / 4.2%	14 / 3.9%	10 / 2.8%	5 / 1.4%	
Mean / Median Ratio of Sales:	100.33% / 99.62%	99.71% / 99.62%	98.16% / 99.22%	104.68% / 106.78%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.56% / 0.00%	0.56% / 0.00%	0.28% / 0.00%	0.28% / 0.00%	

Average Previous Yr Appr Val: \$779,694

Average Current Yr Appr Val: \$781,672

Prev to Curr Pct Change: 0.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4690 CREEK HOLLOW PHASE 1 & 2 LAK 359 13 4%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	13 / 3.6%	13 / 3.6%	9 / 2.5%	4 / 1.1%
Mean / Median Ratio of Sales:	100.69% / 98.96%	100.69% / 98.96%	96.54% / 96.05%	110.03% / 101.24%
Count of Properties Listed:	13	13	9	4
Ratio of SalePrice / ListPrice:	97%	97%	98%	93%
Average 'Days On Market':	45	45	31	78

Qualified Conventional

Count / Pct of Sales:	13 / 3.6%	13 / 3.6%	9 / 2.5%	4 / 1.1%
Mean / Median Ratio of Sales:	100.69% / 98.96%	100.69% / 98.96%	96.54% / 96.05%	110.03% / 101.24%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.56% / 0.00%	0.56% / 0.00%	0.56% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$389,730

Average Current Yr Appr Val: \$377,142

Prev to Curr Pct Change: -3.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4701

AUSTIN TRL 1 & 2 AND ROCKLAND FARMS

GSO

135

6

4%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	6 / 4.4%	6 / 4.4%	4 / 3.0%	2 / 1.5%
Mean / Median Ratio of Sales:	99.95% / 100.36%	99.95% / 100.36%	99.02% / 99.84%	101.8% / 101.8%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	94%	94%	94%	95%
Average 'Days On Market':	31	31	41	10
<u>Qualified Conventional</u>				
Count / Pct of Sales:	6 / 4.4%	6 / 4.4%	4 / 3.0%	2 / 1.5%
Mean / Median Ratio of Sales:	99.95% / 100.36%	99.95% / 100.36%	99.02% / 99.84%	101.8% / 101.8%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,363,684

Average Current Yr Appr Val: \$1,288,438

Prev to Curr Pct Change: -5.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4704	HERITAGE RANCH	JKF	1033	55	5%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4704TH	HERITAGE RANCH DUPLEX	JKF	123	7	6%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	7 / 5.7%	7 / 5.7%	5 / 4.1%	2 / 1.6%
Mean / Median Ratio of Sales:	100.2% / 99.96%	100.2% / 99.96%	100.66% / 99.96%	99.05% / 99.05%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	99%	99%	98%	101%
Average 'Days On Market':	34	34	33	37

Qualified Conventional

Count / Pct of Sales:	7 / 5.7%	7 / 5.7%	5 / 4.1%	2 / 1.6%
Mean / Median Ratio of Sales:	100.2% / 99.96%	100.2% / 99.96%	100.66% / 99.96%	99.05% / 99.05%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$397,215	Average Current Yr Appr Val: \$388,619	Prev to Curr Pct Change: -2.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4706	MOONLIGHT ESTATES & SACHSE FARMS	AKJ	156	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	4 / 2.6%	/	
Mean / Median Ratio of Sales:	99.25% / 98.79%	99.25% / 98.79%	99.25% / 98.79%	% / %	%
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	102%	102%	102%	%	
Average 'Days On Market':	30	30	30		
Qualified Conventional					
Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	4 / 2.6%	/	
Mean / Median Ratio of Sales:	99.25% / 98.79%	99.25% / 98.79%	99.25% / 98.79%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$700,727 Average Current Yr Appr Val: \$690,334 Prev to Curr Pct Change: -1.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4720	HUNTERS CREEK 1-7	VLH	519	15	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	15 / 2.9%	15 / 2.9%	11 / 2.1%	4 / 0.8%	
Mean / Median Ratio of Sales:	102.94% / 99.28%	102.94% / 99.28%	101.9% / 99.28%	105.81% / 106.24%	
Count of Properties Listed:	15	15	11	4	
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%	
Average 'Days On Market':	30	30	11	84	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	15 / 2.9%	15 / 2.9%	11 / 2.1%	4 / 0.8%	
Mean / Median Ratio of Sales:	102.94% / 99.28%	102.94% / 99.28%	101.9% / 99.28%	105.81% / 106.24%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.39% / 0.00%	0.39% / 0.00%	0.39% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$684,071
 Average Current Yr Appr Val: \$756,561
 Prev to Curr Pct Change: 10.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4734 **WILLOW RIDGE 1,2,3 & 4** **DMR** **510** **14** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	14 / 2.7%	14 / 2.7%	10 / 2.0%	4 / 0.8%
Mean / Median Ratio of Sales:	100.47% / 99.65%	100.47% / 99.65%	99.72% / 99.35%	102.36% / 102.95%
Count of Properties Listed:	14	14	10	4
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%
Average 'Days On Market':	35	35	16	83

Qualified Conventional

Count / Pct of Sales:	14 / 2.7%	14 / 2.7%	10 / 2.0%	4 / 0.8%
Mean / Median Ratio of Sales:	100.47% / 99.65%	100.47% / 99.65%	99.72% / 99.35%	102.36% / 102.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.20% / 0.00%	0.20% / 0.00%	0.00% / 0.00%	0.20% / 0.00%

Average Previous Yr Appr Val: \$842,087

Average Current Yr Appr Val: \$866,802

Prev to Curr Pct Change: 2.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4735 RIDGE ROAD ESTATES #01 SBR 256 7 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 2.7%	7 / 2.7%	6 / 2.3%	1 / 0.4%
Mean / Median Ratio of Sales:	100.13% / 99.41%	100.13% / 99.41%	99.3% / 99.08%	105.15% / 105.15%
Count of Properties Listed:	7	7	6	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	43	43	43	48

Qualified Conventional

Count / Pct of Sales:	7 / 2.7%	7 / 2.7%	6 / 2.3%	1 / 0.4%
Mean / Median Ratio of Sales:	100.13% / 99.41%	100.13% / 99.41%	99.3% / 99.08%	105.15% / 105.15%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.39% / 0.00%	0.39% / 0.00%	0.39% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$452,118

Average Current Yr Appr Val: \$447,702

Prev to Curr Pct Change: -0.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4744 SANDY GLENN #01 DNB 443 19 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 4.3%	18 / 4.1%	14 / 3.2%	5 / 1.1%
Mean / Median Ratio of Sales:	104.72% / 101.63%	104.45% / 101.32%	105.47% / 102.51%	102.62% / 100.06%
Count of Properties Listed:	18	17	13	5
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	27	25	20	44

Qualified Conventional

Count / Pct of Sales:	19 / 4.3%	18 / 4.1%	14 / 3.2%	5 / 1.1%
Mean / Median Ratio of Sales:	104.72% / 101.63%	104.45% / 101.32%	105.47% / 102.51%	102.62% / 100.06%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.23% / 0.00%	0.23% / 0.00%	0.23% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$386,356

Average Current Yr Appr Val: \$385,662

Prev to Curr Pct Change: -0.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4748 MCREARY ESTATES #12 DMR 319 8 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 2.5%	8 / 2.5%	6 / 1.9%	2 / 0.6%
Mean / Median Ratio of Sales:	99.33% / 99.99%	99.33% / 99.99%	99.64% / 99.99%	98.39% / 98.39%
Count of Properties Listed:	8	8	6	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	32	32	28	45

Qualified Conventional

Count / Pct of Sales:	7 / 2.2%	7 / 2.2%	5 / 1.6%	2 / 0.6%
Mean / Median Ratio of Sales:	99.57% / 100.72%	99.57% / 100.72%	100.04% / 100.72%	98.39% / 98.39%

Qualified REO

Count / Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/
Mean / Median Ratio of Sales:	97.63% / 97.63%	97.63% / 97.63%	97.63% / 97.63%	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$446,419

Average Current Yr Appr Val: \$488,394

Prev to Curr Pct Change: 9.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4768	CLIFTON PARK & PECAN POINT	DNB	124	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 3.2%	4 / 3.2%	3 / 2.4%	1 / 0.8%	
Mean / Median Ratio of Sales:	99.48% / 98.98%	99.48% / 98.98%	97.91% / 96.9%	104.19% / 104.19%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	98%	98%	99%	95%	
Average 'Days On Market':	37	37	8	124	
Qualified Conventional					
Count / Pct of Sales:	4 / 3.2%	4 / 3.2%	3 / 2.4%	1 / 0.8%	
Mean / Median Ratio of Sales:	99.48% / 98.98%	99.48% / 98.98%	97.91% / 96.9%	104.19% / 104.19%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$881,732 Average Current Yr Appr Val: \$901,071 Prev to Curr Pct Change: 2.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4779	FOUNTAINVIEW #01, #02, #03	LHR	419	19	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	19 / 4.5%	18 / 4.3%	13 / 3.1%	6 / 1.4%	
Mean / Median Ratio of Sales:	99.86% / 99.33%	99.8% / 99.25%	98.48% / 98.83%	102.86% / 100.82%	
Count of Properties Listed:	19	18	13	6	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	43	42	25	80	
Qualified Conventional					
Count / Pct of Sales:	19 / 4.5%	18 / 4.3%	13 / 3.1%	6 / 1.4%	
Mean / Median Ratio of Sales:	99.86% / 99.33%	99.8% / 99.25%	98.48% / 98.83%	102.86% / 100.82%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.24% / 0.00%	0.24% / 0.00%	0.24% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$478,078 Average Current Yr Appr Val: \$460,041 Prev to Curr Pct Change: -3.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4779LG	FOUNTAINVIEW #03 LARGE	LHR	34		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$607,130
 Average Current Yr Appr Val: \$605,825
 Prev to Curr Pct Change: -0.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4801 RANCH,THE # 1 & 2 DMR 140 4 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.9%	4 / 2.9%	2 / 1.4%	2 / 1.4%
Mean / Median Ratio of Sales:	101.69% / 100.15%	101.69% / 100.15%	96.39% / 96.39%	106.99% / 106.99%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	98%	98%	101%	95%
Average 'Days On Market':	63	63	56	70

Qualified Conventional

Count / Pct of Sales:	4 / 2.9%	4 / 2.9%	2 / 1.4%	2 / 1.4%
Mean / Median Ratio of Sales:	101.69% / 100.15%	101.69% / 100.15%	96.39% / 96.39%	106.99% / 106.99%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.71% / 0.00%	0.71% / 0.00%	0.00% / 0.00%	0.71% / 0.00%

Average Previous Yr Appr Val: \$433,478

Average Current Yr Appr Val: \$431,762

Prev to Curr Pct Change: -0.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4806

MH.PARADISE.SUBD

EGM

110

2

2%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	2 / 1.8%	/
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	100.07% / 100.07%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	95 %	95 %	95 %	%
Average 'Days On Market':	35	35	35	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	2 / 1.8%	/
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	100.07% / 100.07%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 1	0 / 1	0 / 1	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.91%	0.00% / 0.91%	0.00% / 0.91%	0.00% / 0.00%

Average Previous Yr Appr Val: \$154,004

Average Current Yr Appr Val: \$170,754

Prev to Curr Pct Change: 10.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4822 TARA FARMS #3,4,5 LHR 318 13 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 3.8%	10 / 3.1%	6 / 1.9%	6 / 1.9%
Mean / Median Ratio of Sales:	103.9% / 101.32%	102.24% / 100.54%	103.16% / 101.32%	104.63% / 101.63%
Count of Properties Listed:	12	10	6	6
Ratio of SalePrice / ListPrice:	97%	98%	97%	97%
Average 'Days On Market':	36	34	19	52

Qualified Conventional

Count / Pct of Sales:	12 / 3.8%	10 / 3.1%	6 / 1.9%	6 / 1.9%
Mean / Median Ratio of Sales:	103.9% / 101.32%	102.24% / 100.54%	103.16% / 101.32%	104.63% / 101.63%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.3%	/	/	1 / 0.3%
Mean / Median Ratio of Sales:	121.38% / 121.38%	% / %	% / %	121.38% / 121.38%
Average 'Days On Market':	6			6

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.31% / 0.00%	0.31% / 0.00%	0.31% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$294,313

Average Current Yr Appr Val: \$301,636

Prev to Curr Pct Change: 2.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4850 WINDHAM FARMS #1 & #2 NSH 71 4 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 5.6%	4 / 5.6%	2 / 2.8%	2 / 2.8%
Mean / Median Ratio of Sales:	106.24% / 100.66%	106.24% / 100.66%	113.08% / 113.08%	99.4% / 99.4%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	98%	98%	100%	97%
Average 'Days On Market':	29	29	14	44

Qualified Conventional

Count / Pct of Sales:	4 / 5.6%	4 / 5.6%	2 / 2.8%	2 / 2.8%
Mean / Median Ratio of Sales:	106.24% / 100.66%	106.24% / 100.66%	113.08% / 113.08%	99.4% / 99.4%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$531,176

Average Current Yr Appr Val: \$567,454

Prev to Curr Pct Change: 6.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4866	SADDLEBROOK #1 AND #2	GSO	71	4	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 5.6%	4 / 5.6%	2 / 2.8%	2 / 2.8%	
Mean / Median Ratio of Sales:	99.17% / 100.03%	99.17% / 100.03%	96.78% / 96.78%	101.56% / 101.56%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	101%	96%	
Average 'Days On Market':	48	48	51	45	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 5.6%	4 / 5.6%	2 / 2.8%	2 / 2.8%	
Mean / Median Ratio of Sales:	99.17% / 100.03%	99.17% / 100.03%	96.78% / 96.78%	101.56% / 101.56%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,235,131
 Average Current Yr Appr Val: \$1,351,183
 Prev to Curr Pct Change: 9.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N4868 PARKER LAKE ESTATES1+ AC. LOTS CEC 167 7 4%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 4.2%	6 / 3.6%	3 / 1.8%	4 / 2.4%
Mean / Median Ratio of Sales:	93.95% / 96.92%	91.36% / 93.28%	91.43% / 89.64%	95.84% / 100.72%
Count of Properties Listed:	7	6	3	4
Ratio of SalePrice / ListPrice:	96%	97%	97%	96%
Average 'Days On Market':	181	161	65	268

Qualified Conventional

Count / Pct of Sales:	7 / 4.2%	6 / 3.6%	3 / 1.8%	4 / 2.4%
Mean / Median Ratio of Sales:	93.95% / 96.92%	91.36% / 93.28%	91.43% / 89.64%	95.84% / 100.72%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,003,792

Average Current Yr Appr Val: \$961,175

Prev to Curr Pct Change: -4.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4906	HIGHLAND MEADOWS 1, 2, & 3	KLC	113	9	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 8.0%	9 / 8.0%	6 / 5.3%	3 / 2.7%	
Mean / Median Ratio of Sales:	101.25% / 100.6%	101.25% / 100.6%	99.05% / 99.39%	105.64% / 100.6%	
Count of Properties Listed:	9	9	6	3	
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%	
Average 'Days On Market':	32	32	42	14	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 8.0%	9 / 8.0%	6 / 5.3%	3 / 2.7%	
Mean / Median Ratio of Sales:	101.25% / 100.6%	101.25% / 100.6%	99.05% / 99.39%	105.64% / 100.6%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$993,692
 Average Current Yr Appr Val: \$1,142,065
 Prev to Curr Pct Change: 14.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4931	WATERFORD TRAILS #1,2	AKY	201	6	3%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 3.0%	6 / 3.0%	5 / 2.5%	1 / 0.5%	
Mean / Median Ratio of Sales:	100.13% / 99.68%	100.13% / 99.68%	101.09% / 99.9%	95.32% / 95.32%	
Count of Properties Listed:	6	6	5	1	
Ratio of SalePrice / ListPrice:	100%	100%	101%	98%	
Average 'Days On Market':	13	13	10	32	
Qualified Conventional					
Count / Pct of Sales:	6 / 3.0%	6 / 3.0%	5 / 2.5%	1 / 0.5%	
Mean / Median Ratio of Sales:	100.13% / 99.68%	100.13% / 99.68%	101.09% / 99.9%	95.32% / 95.32%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	3 / 0	2 / 0	1 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.49% / 0.00%	1.00% / 0.00%	0.50% / 0.00%	1.00% / 0.00%	

Average Previous Yr Appr Val: \$652,817 Average Current Yr Appr Val: \$697,075 Prev to Curr Pct Change: 6.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4939	AVALON #1, #2, #3, #4	SBR	370	13	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	13 / 3.5%	12 / 3.2%	6 / 1.6%	7 / 1.9%	
Mean / Median Ratio of Sales:	99.87% / 100.41%	99.72% / 99.9%	98.8% / 98.91%	100.79% / 101.61%	
Count of Properties Listed:	13	12	6	7	
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%	
Average 'Days On Market':	30	27	13	44	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	13 / 3.5%	12 / 3.2%	6 / 1.6%	7 / 1.9%	
Mean / Median Ratio of Sales:	99.87% / 100.41%	99.72% / 99.9%	98.8% / 98.91%	100.79% / 101.61%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	3 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.81% / 0.00%	0.81% / 0.00%	0.81% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$497,783

Average Current Yr Appr Val: \$474,523

Prev to Curr Pct Change: -4.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4946	TURNBRIDGE MANOR 1-3	VLH	453	8	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 1.8%	8 / 1.8%	4 / 0.9%	4 / 0.9%	
Mean / Median Ratio of Sales:	95.34% / 93.91%	95.34% / 93.91%	90.72% / 88.06%	99.96% / 99.35%	
Count of Properties Listed:	8	8	4	4	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	48	48	18	77	
Qualified Conventional					
Count / Pct of Sales:	8 / 1.8%	8 / 1.8%	4 / 0.9%	4 / 0.9%	
Mean / Median Ratio of Sales:	95.34% / 93.91%	95.34% / 93.91%	90.72% / 88.06%	99.96% / 99.35%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	3 / 1	3 / 1	2 / 1	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.66% / 0.22%	0.66% / 0.22%	0.44% / 0.22%	0.22% / 0.00%	

Average Previous Yr Appr Val: \$684,505 Average Current Yr Appr Val: \$650,320 Prev to Curr Pct Change: -4.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4950	TWIN CREEKS #6	AKY	274	6	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 2.2%	6 / 2.2%	3 / 1.1%	3 / 1.1%	
Mean / Median Ratio of Sales:	97.07% / 97.98%	97.07% / 97.98%	95.6% / 95.17%	98.54% / 99.26%	
Count of Properties Listed:	6	6	3	3	
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%	
Average 'Days On Market':	41	41	25	58	
Qualified Conventional					
Count / Pct of Sales:	6 / 2.2%	6 / 2.2%	3 / 1.1%	3 / 1.1%	
Mean / Median Ratio of Sales:	97.07% / 97.98%	97.07% / 97.98%	95.6% / 95.17%	98.54% / 99.26%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$862,325 Average Current Yr Appr Val: \$852,729 Prev to Curr Pct Change: -1.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4957	AUBURN SPRINGS #1,2,3	CEC	330	7	2%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	7 / 2.1%	7 / 2.1%	4 / 1.2%	3 / 0.9%
Mean / Median Ratio of Sales:	100.59% / 99.88%	100.59% / 99.88%	94.37% / 95.7%	108.89% / 110.85%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	98%	98%	100%	96%
Average 'Days On Market':	23	23	6	45
<u>Qualified Conventional</u>				
Count / Pct of Sales:	7 / 2.1%	7 / 2.1%	4 / 1.2%	3 / 0.9%
Mean / Median Ratio of Sales:	100.59% / 99.88%	100.59% / 99.88%	94.37% / 95.7%	108.89% / 110.85%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.30% / 0.00%	0.30% / 0.00%	0.00% / 0.00%	0.30% / 0.00%

Average Previous Yr Appr Val: \$507,473

Average Current Yr Appr Val: \$494,927

Prev to Curr Pct Change: -2.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4974	OAK HOLLOW #1, #2	NSH	318	17	5%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	17 / 5.3%	16 / 5.0%	11 / 3.5%	6 / 1.9%	
Mean / Median Ratio of Sales:	100.43% / 100.15%	99.36% / 99.83%	98.77% / 100.15%	103.47% / 100.29%	
Count of Properties Listed:	17	16	11	6	
Ratio of SalePrice / ListPrice:	96%	97%	96%	97%	
Average 'Days On Market':	89	87	79	107	
Qualified Conventional					
Count / Pct of Sales:	17 / 5.3%	16 / 5.0%	11 / 3.5%	6 / 1.9%	
Mean / Median Ratio of Sales:	100.43% / 100.15%	99.36% / 99.83%	98.77% / 100.15%	103.47% / 100.29%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.31% / 0.00%	0.31% / 0.00%	0.31% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$309,765 Average Current Yr Appr Val: \$293,018 Prev to Curr Pct Change: -5.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4981	FRISCO SQUARE #1,#5	KMG	67	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 3.0%	2 / 3.0%	/	2 / 3.0%	
Mean / Median Ratio of Sales:	100.72% / 100.72%	100.72% / 100.72%	% / %	100.72% / 100.72%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	97%	97%	%	97%	
Average 'Days On Market':	161	161		161	
Qualified Conventional					
Count / Pct of Sales:	2 / 3.0%	2 / 3.0%	/	2 / 3.0%	
Mean / Median Ratio of Sales:	100.72% / 100.72%	100.72% / 100.72%	% / %	100.72% / 100.72%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$506,449
 Average Current Yr Appr Val: \$564,174
 Prev to Curr Pct Change: 11.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4986	HUNTERS RIDGE #1,2,3	KAB	383	10	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 2.6%	10 / 2.6%	4 / 1.0%	6 / 1.6%	
Mean / Median Ratio of Sales:	100.77% / 99.96%	100.77% / 99.96%	97.77% / 97.46%	102.77% / 100.36%	
Count of Properties Listed:	10	10	4	6	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	41	41	19	56	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 2.6%	10 / 2.6%	4 / 1.0%	6 / 1.6%	
Mean / Median Ratio of Sales:	100.77% / 99.96%	100.77% / 99.96%	97.77% / 97.46%	102.77% / 100.36%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	0 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.52% / 0.00%	0.26% / 0.00%	0.00% / 0.00%	0.52% / 0.00%	

Average Previous Yr Appr Val: \$332,194
 Average Current Yr Appr Val: \$334,740
 Prev to Curr Pct Change: 0.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name		Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N4996	CREEKSIDE ACRES #2		NSH	3		
Mkt Cd:		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
Count of Properties Listed:						
Ratio of SalePrice / ListPrice:	%	%	%	%	%	
Average 'Days On Market':						
<u>Qualified Conventional</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
<u>Disqualified</u>						
Count /Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
Average 'Days On Market':						
<u>Foreclosures</u>						
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$36,150

Average Current Yr Appr Val: \$38,158

Prev to Curr Pct Change: 5.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5003	MAYBERRY PARK & LIBERTY PLACE (FRAME)	LEM	134	5	4%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	5 / 3.7%		5 / 3.7%		2 / 1.5%		3 / 2.2%	
Mean / Median Ratio of Sales:	99.86% /	97.8%	99.86% /	97.8%	96.13% /	96.13%	102.35% /	103.42%
Count of Properties Listed:	5		5		2		3	
Ratio of SalePrice / ListPrice:	99%		99%		100%		98%	
Average 'Days On Market':	47		47		4		76	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	5 / 3.7%		5 / 3.7%		2 / 1.5%		3 / 2.2%	
Mean / Median Ratio of Sales:	99.86% /	97.8%	99.86% /	97.8%	96.13% /	96.13%	102.35% /	103.42%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	2 / 0		2 / 0		0 / 0		2 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.49% / 0.00%		1.49% / 0.00%		0.00% / 0.00%		1.49% / 0.00%	

Average Previous Yr Appr Val: \$630,768

Average Current Yr Appr Val: \$600,590

Prev to Curr Pct Change: -4.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5014	BELLGROVE 1 AND 2	JKF	117	8	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 6.8%	7 / 6.0%	6 / 5.1%	2 / 1.7%	
Mean / Median Ratio of Sales:	101.38% / 100.43%	101.61% / 100.98%	101.72% / 100.81%	100.38% / 100.38%	
Count of Properties Listed:	8	7	6	2	
Ratio of SalePrice / ListPrice:	99%	99%	98%	101%	
Average 'Days On Market':	19	22	24	5	
Qualified Conventional					
Count / Pct of Sales:	8 / 6.8%	7 / 6.0%	6 / 5.1%	2 / 1.7%	
Mean / Median Ratio of Sales:	101.38% / 100.43%	101.61% / 100.98%	101.72% / 100.81%	100.38% / 100.38%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$623,869 Average Current Yr Appr Val: \$600,892 Prev to Curr Pct Change: -3.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5030	DOMAIN; HAWKSWOOD,RIVER OAKS	GSO	164	6	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 3.7%	6 / 3.7%	3 / 1.8%	3 / 1.8%	
Mean / Median Ratio of Sales:	101.31% / 100.42%	101.31% / 100.42%	98.94% / 97.08%	103.68% / 104.93%	
Count of Properties Listed:	6	6	3	3	
Ratio of SalePrice / ListPrice:	97%	97%	96%	98%	
Average 'Days On Market':	92	92	101	83	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 3.7%	6 / 3.7%	3 / 1.8%	3 / 1.8%	
Mean / Median Ratio of Sales:	101.31% / 100.42%	101.31% / 100.42%	98.94% / 97.08%	103.68% / 104.93%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,223,937 Average Current Yr Appr Val: \$1,238,947 Prev to Curr Pct Change: 1.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5042	TWELVE OAKS #1 & 2	KLC	68	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.9%	1 / 1.5%	1 / 1.5%	1 / 1.5%	
Mean / Median Ratio of Sales:	100.1% / 100.1%	89.89% / 89.89%	89.89% / 89.89%	110.3% / 110.3%	
Count of Properties Listed:	2	1	1	1	
Ratio of SalePrice / ListPrice:	95%	93%	93%	97%	
Average 'Days On Market':	60	48	48	72	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.9%	1 / 1.5%	1 / 1.5%	1 / 1.5%	
Mean / Median Ratio of Sales:	100.1% / 100.1%	89.89% / 89.89%	89.89% / 89.89%	110.3% / 110.3%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,591,598

Average Current Yr Appr Val: \$1,864,601

Prev to Curr Pct Change: 17.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N5043 MEADOWS OF PRESTON KMG 309 4 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 1.3%	4 / 1.3%	/	4 / 1.3%
Mean / Median Ratio of Sales:	99.99% / 99.05%	99.99% / 99.05%	% / %	99.99% / 99.05%
Count of Properties Listed:	4	4		4
Ratio of SalePrice / ListPrice:	97%	97%	%	97%
Average 'Days On Market':	34	34		34

Qualified Conventional

Count / Pct of Sales:	4 / 1.3%	4 / 1.3%	/	4 / 1.3%
Mean / Median Ratio of Sales:	99.99% / 99.05%	99.99% / 99.05%	% / %	99.99% / 99.05%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$577,071

Average Current Yr Appr Val: \$591,507

Prev to Curr Pct Change: 2.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5046	CHAPEL CREEK	KLC	142	5	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 3.5%	5 / 3.5%	4 / 2.8%	1 / 0.7%	
Mean / Median Ratio of Sales:	104.36% / 99.72%	104.36% / 99.72%	101.18% / 98.99%	117.07% / 117.07%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	94%	94%	96%	89%	
Average 'Days On Market':	98	98	77	183	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 3.5%	5 / 3.5%	4 / 2.8%	1 / 0.7%	
Mean / Median Ratio of Sales:	104.36% / 99.72%	104.36% / 99.72%	101.18% / 98.99%	117.07% / 117.07%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.41% / 0.00%	1.41% / 0.00%	1.41% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,521,482
 Average Current Yr Appr Val: \$1,427,995
 Prev to Curr Pct Change: -6.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N5046E	CHAPEL CREEK EXCLUSIVE HOMES	KLC	111	4	4%

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.6%	3 / 2.7%	/	4 / 3.6%
Mean / Median Ratio of Sales:	91.03% / 91.31%	94.51% / 100.58%	% / %	91.03% / 91.31%
Count of Properties Listed:	4	3		4
Ratio of SalePrice / ListPrice:	95%	93%	%	95%
Average 'Days On Market':	213	188		213

Qualified Conventional

Count / Pct of Sales:	3 / 2.7%	2 / 1.8%	/	3 / 2.7%
Mean / Median Ratio of Sales:	87.85% / 82.05%	91.47% / 91.47%	% / %	87.85% / 82.05%

Qualified REO

Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	/	1 / 0.9%
Mean / Median Ratio of Sales:	100.58% / 100.58%	100.58% / 100.58%	% / %	100.58% / 100.58%

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 1	0 / 1	0 / 1	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.90%	0.00% / 0.90%	0.00% / 0.90%	0.00% / 0.00%

Average Previous Yr Appr Val: \$2,381,070	Average Current Yr Appr Val: \$1,856,662	Prev to Curr Pct Change: -22.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5051	RANCH @ NORTH HILL #38/ RANCH 3 (SPL)	DMR	432	14	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	14 / 3.2%	11 / 2.5%	9 / 2.1%	5 / 1.2%	
Mean / Median Ratio of Sales:	100.74% / 98.94%	98.45% / 97.99%	98.25% / 97.99%	105.21% / 106.48%	
Count of Properties Listed:	14	11	9	5	
Ratio of SalePrice / ListPrice:	99%	100%	99%	98%	
Average 'Days On Market':	45	30	19	92	
Qualified Conventional					
Count / Pct of Sales:	14 / 3.2%	11 / 2.5%	9 / 2.1%	5 / 1.2%	
Mean / Median Ratio of Sales:	100.74% / 98.94%	98.45% / 97.99%	98.25% / 97.99%	105.21% / 106.48%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$476,905 Average Current Yr Appr Val: \$484,925 Prev to Curr Pct Change: 1.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5067	TRAILS OF PROSPER 1,2,3	KAB	139	8	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 5.8%	8 / 5.8%	6 / 4.3%	2 / 1.4%	
Mean / Median Ratio of Sales:	102.52% / 98.07%	102.52% / 98.07%	100.19% / 96.6%	109.51% / 109.51%	
Count of Properties Listed:	8	8	6	2	
Ratio of SalePrice / ListPrice:	97%	97%	98%	95%	
Average 'Days On Market':	71	71	67	84	
Qualified Conventional					
Count / Pct of Sales:	7 / 5.0%	7 / 5.0%	5 / 3.6%	2 / 1.4%	
Mean / Median Ratio of Sales:	99.39% / 97.06%	99.39% / 97.06%	95.34% / 96.14%	109.51% / 109.51%	
Qualified REO					
Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/	
Mean / Median Ratio of Sales:	124.41% / 124.41%	124.41% / 124.41%	124.41% / 124.41%	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.44% / 0.00%	1.44% / 0.00%	0.72% / 0.00%	0.72% / 0.00%	

Average Previous Yr Appr Val: \$643,051

Average Current Yr Appr Val: \$596,428

Prev to Curr Pct Change: -7.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N5077

STRATFORD MANOR & WYNDSOR GROVE

LEM

203

8

4%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	8 / 3.9%	8 / 3.9%	7 / 3.4%	1 / 0.5%
Mean / Median Ratio of Sales:	97.25% / 99%	97.25% / 99%	96.67% / 98.77%	101.3% / 101.3%
Count of Properties Listed:	8	8	7	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	47	47	52	12

Qualified Conventional

Count / Pct of Sales:	8 / 3.9%	8 / 3.9%	7 / 3.4%	1 / 0.5%
Mean / Median Ratio of Sales:	97.25% / 99%	97.25% / 99%	96.67% / 98.77%	101.3% / 101.3%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$868,234

Average Current Yr Appr Val: \$985,309

Prev to Curr Pct Change: 13.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5079	WREN CREEK	LEM	345	13	4%
Mkt Cd:					
Qualified Conventional & REO					
Count / Pct of Sales:	13 / 3.8%	12 / 3.5%	10 / 2.9%	3 / 0.9%	
Mean / Median Ratio of Sales:	101.14% / 100.45%	100.78% / 100.31%	100.54% / 100.24%	103.11% / 103.74%	
Count of Properties Listed:	13	12	10	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	54	47	55	50	
Qualified Conventional					
Count / Pct of Sales:	13 / 3.8%	12 / 3.5%	10 / 2.9%	3 / 0.9%	
Mean / Median Ratio of Sales:	101.14% / 100.45%	100.78% / 100.31%	100.54% / 100.24%	103.11% / 103.74%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.29% / 0.00%	0.29% / 0.00%	0.29% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$598,001

Average Current Yr Appr Val: \$582,527

Prev to Curr Pct Change: -2.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5096	STONE CREEK,ASCOT,TRANQUILITY , WILLOW POINTE	GSO	252	11	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	11 / 4.4%	11 / 4.4%	6 / 2.4%	5 / 2.0%	
Mean / Median Ratio of Sales:	99.4% / 100.09%	99.4% / 100.09%	97.66% / 94.45%	101.48% / 103.26%	
Count of Properties Listed:	11	11	6	5	
Ratio of SalePrice / ListPrice:	96%	96%	99%	94%	
Average 'Days On Market':	68	68	73	61	
Qualified Conventional					
Count / Pct of Sales:	11 / 4.4%	11 / 4.4%	6 / 2.4%	5 / 2.0%	
Mean / Median Ratio of Sales:	99.4% / 100.09%	99.4% / 100.09%	97.66% / 94.45%	101.48% / 103.26%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,055,038

Average Current Yr Appr Val: \$2,356,287

Prev to Curr Pct Change: 14.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N5100 **TIMBER BROOK FARMS #01,02** **KER** **160** **3** **2%**

Mkt Cd: Blue Nbhd **Prior YTD Sales Study** **Prior Year Sales Study** **1st 3Qtrs Sales Study** **Jan 1 Bracket Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.3%	2 / 1.3%	2 / 1.3%	/
Mean / Median Ratio of Sales:	100.23% / 100.23%	100.23% / 100.23%	100.23% / 100.23%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	7	7	7	

Qualified Conventional

Count / Pct of Sales:	2 / 1.3%	2 / 1.3%	2 / 1.3%	/
Mean / Median Ratio of Sales:	100.23% / 100.23%	100.23% / 100.23%	100.23% / 100.23%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.6%	1 / 0.6%	1 / 0.6%	/
Mean / Median Ratio of Sales:	137.95% / 137.95%	137.95% / 137.95%	137.95% / 137.95%	% / %
Average 'Days On Market':	17	17	17	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$583,272 Average Current Yr Appr Val: \$607,584 Prev to Curr Pct Change: 4.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5122	BIRMINGHAM FARMS #2A	JKF	361	15	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	14 / 3.9%	13 / 3.6%	9 / 2.5%	5 / 1.4%	
Mean / Median Ratio of Sales:	101.03% / 100.45%	101.1% / 100.89%	99.21% / 100.89%	104.29% / 100.01%	
Count of Properties Listed:	14	13	9	5	
Ratio of SalePrice / ListPrice:	97%	97%	98%	95%	
Average 'Days On Market':	71	75	78	58	
Qualified Conventional					
Count / Pct of Sales:	14 / 3.9%	13 / 3.6%	9 / 2.5%	5 / 1.4%	
Mean / Median Ratio of Sales:	101.03% / 100.45%	101.1% / 100.89%	99.21% / 100.89%	104.29% / 100.01%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	/	1 / 0.3%	
Mean / Median Ratio of Sales:	122.35% / 122.35%	122.35% / 122.35%	% / %	122.35% / 122.35%	
Average 'Days On Market':	27	27		27	
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.28% / 0.00%	0.28% / 0.00%	0.00% / 0.00%	0.28% / 0.00%	

Average Previous Yr Appr Val: \$368,399 Average Current Yr Appr Val: \$383,812 Prev to Curr Pct Change: 4.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N5126 **CIMARRON ESTATES** **SDH** **386** **11** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 2.8%	11 / 2.8%	8 / 2.1%	3 / 0.8%
Mean / Median Ratio of Sales:	100.32% / 100.21%	100.32% / 100.21%	99.48% / 99.44%	102.54% / 102.35%
Count of Properties Listed:	11	11	8	3
Ratio of SalePrice / ListPrice:	99%	99%	98%	102%
Average 'Days On Market':	42	42	38	53

Qualified Conventional

Count / Pct of Sales:	11 / 2.8%	11 / 2.8%	8 / 2.1%	3 / 0.8%
Mean / Median Ratio of Sales:	100.32% / 100.21%	100.32% / 100.21%	99.48% / 99.44%	102.54% / 102.35%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.26% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.26% / 0.00%

Average Previous Yr Appr Val: \$358,815

Average Current Yr Appr Val: \$356,536

Prev to Curr Pct Change: -0.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N5128 CREEKSIDE ESTATES #12 JKF 379 12 3%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 3.2%	11 / 2.9%	9 / 2.4%	3 / 0.8%
Mean / Median Ratio of Sales:	99.9% / 99.94%	99.64% / 99.81%	99.15% / 99.81%	102.15% / 102.69%
Count of Properties Listed:	12	11	9	3
Ratio of SalePrice / ListPrice:	99%	99%	100%	96%
Average 'Days On Market':	58	60	55	69

Qualified Conventional

Count / Pct of Sales:	12 / 3.2%	11 / 2.9%	9 / 2.4%	3 / 0.8%
Mean / Median Ratio of Sales:	99.9% / 99.94%	99.64% / 99.81%	99.15% / 99.81%	102.15% / 102.69%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	3 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.06% / 0.00%	1.06% / 0.00%	0.79% / 0.00%	0.26% / 0.00%

Average Previous Yr Appr Val: \$458,709

Average Current Yr Appr Val: \$461,176

Prev to Curr Pct Change: 0.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5129	BIRMINGHAM FARMS 3A3B4	JKF	375	10	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 2.7%	10 / 2.7%	6 / 1.6%	4 / 1.1%	
Mean / Median Ratio of Sales:	97.4% / 98.1%	97.4% / 98.1%	96.57% / 98.1%	98.65% / 98.08%	
Count of Properties Listed:	10	10	6	4	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	25	25	15	40	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 2.7%	10 / 2.7%	6 / 1.6%	4 / 1.1%	
Mean / Median Ratio of Sales:	97.4% / 98.1%	97.4% / 98.1%	96.57% / 98.1%	98.65% / 98.08%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$381,157

Average Current Yr Appr Val: \$365,459

Prev to Curr Pct Change: -4.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N5131 **THE MEADOWS OF BIRMINGHAM** JKF 333 9 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 2.7%	9 / 2.7%	7 / 2.1%	2 / 0.6%
Mean / Median Ratio of Sales:	99.03% / 98.1%	99.03% / 98.1%	97.07% / 98.03%	105.86% / 105.86%
Count of Properties Listed:	9	9	7	2
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%
Average 'Days On Market':	47	47	36	88

Qualified Conventional

Count / Pct of Sales:	9 / 2.7%	9 / 2.7%	7 / 2.1%	2 / 0.6%
Mean / Median Ratio of Sales:	99.03% / 98.1%	99.03% / 98.1%	97.07% / 98.03%	105.86% / 105.86%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.30% / 0.00%	0.30% / 0.00%	0.00% / 0.00%	0.30% / 0.00%

Average Previous Yr Appr Val: \$367,572

Average Current Yr Appr Val: \$377,185

Prev to Curr Pct Change: 2.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N5132 CASCADES THE #01 JKF 156 8 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 5.1%	8 / 5.1%	4 / 2.6%	4 / 2.6%
Mean / Median Ratio of Sales:	101.18% / 99.67%	101.18% / 99.67%	102.93% / 103.71%	99.42% / 98.93%
Count of Properties Listed:	8	8	4	4
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	47	47	38	57

Qualified Conventional

Count / Pct of Sales:	8 / 5.1%	8 / 5.1%	4 / 2.6%	4 / 2.6%
Mean / Median Ratio of Sales:	101.18% / 99.67%	101.18% / 99.67%	102.93% / 103.71%	99.42% / 98.93%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	2 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	2.56% / 0.00%	2.56% / 0.00%	1.28% / 0.00%	1.28% / 0.00%

Average Previous Yr Appr Val: \$449,076

Average Current Yr Appr Val: \$457,800

Prev to Curr Pct Change: 1.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5135	CASCADE COUNTRY EST & VISTA OAKS	JKF	126	3	2%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 2.4%	3 / 2.4%	1 / 0.8%	2 / 1.6%	
Mean / Median Ratio of Sales:	100.28% / 100.29%	100.28% / 100.29%	105.08% / 105.08%	97.87% / 97.87%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	98%	98%	100%	97%	
Average 'Days On Market':	95	95	89	99	
Qualified Conventional					
Count / Pct of Sales:	3 / 2.4%	3 / 2.4%	1 / 0.8%	2 / 1.6%	
Mean / Median Ratio of Sales:	100.28% / 100.29%	100.28% / 100.29%	105.08% / 105.08%	97.87% / 97.87%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$712,526
 Average Current Yr Appr Val: \$733,299
 Prev to Curr Pct Change: 2.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N5137	FLYING T RANCH AIRPARK	LHR	1		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$130,000
 Average Current Yr Appr Val: \$130,000
 Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N6250	SANDS LAKE ET AL	CLP	49	2	4%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 4.1%	2 / 4.1%	/	2 / 4.1%	
Mean / Median Ratio of Sales:	98.96% / 98.96%	98.96% / 98.96%	% / %	98.96% / 98.96%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	94%	94%	%	94%	
Average 'Days On Market':	54	54		54	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 4.1%	2 / 4.1%	/	2 / 4.1%	
Mean / Median Ratio of Sales:	98.96% / 98.96%	98.96% / 98.96%	% / %	98.96% / 98.96%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,153,224

Average Current Yr Appr Val: \$1,083,227

Prev to Curr Pct Change: -6.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8000 LUCAS CREEK EST,HORSEMANSLW 94 8 9%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 8.5%	6 / 6.4%	4 / 4.3%	4 / 4.3%
Mean / Median Ratio of Sales:	95.44% / 97.92%	94.61% / 99.88%	89.6% / 95.26%	101.27% / 101.33%
Count of Properties Listed:	8	6	4	4
Ratio of SalePrice / ListPrice:	96%	96%	99%	93%
Average 'Days On Market':	38	11	12	64

Qualified Conventional

Count / Pct of Sales:	8 / 8.5%	6 / 6.4%	4 / 4.3%	4 / 4.3%
Mean / Median Ratio of Sales:	95.44% / 97.92%	94.61% / 99.88%	89.6% / 95.26%	101.27% / 101.33%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	2.13% / 0.00%	2.13% / 0.00%	2.13% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$795,729

Average Current Yr Appr Val: \$880,359

Prev to Curr Pct Change: 10.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8017	CREEKSIDE #1, #2,#3	LHR	234	10	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 3.8%	8 / 3.4%	5 / 2.1%	4 / 1.7%	
Mean / Median Ratio of Sales:	100.07% / 100.17%	99.8% / 100%	100.06% / 99.83%	100.07% / 101.17%	
Count of Properties Listed:	9	8	5	4	
Ratio of SalePrice / ListPrice:	97%	96%	98%	96%	
Average 'Days On Market':	39	41	31	49	
Qualified Conventional					
Count / Pct of Sales:	9 / 3.8%	8 / 3.4%	5 / 2.1%	4 / 1.7%	
Mean / Median Ratio of Sales:	100.07% / 100.17%	99.8% / 100%	100.06% / 99.83%	100.07% / 101.17%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/	
Mean / Median Ratio of Sales:	119.79% / 119.79%	119.79% / 119.79%	119.79% / 119.79%	% / %	
Average 'Days On Market':	12	12	12		
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.43% / 0.00%	0.43% / 0.00%	0.43% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$315,750 Average Current Yr Appr Val: \$302,553 Prev to Curr Pct Change: -4.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8033	FRISCO HEIGHTS 1 & 2,3	MKN	350	10	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		10 / 2.9%	9 / 2.6%	7 / 2.0%	3 / 0.9%
Mean / Median Ratio of Sales:		108.27% / 101.14%	105.76% / 100.35%	107.48% / 100.35%	110.11% / 104.33%
Count of Properties Listed:		10	9	7	3
Ratio of SalePrice / ListPrice:		96%	98%	98%	92%
Average 'Days On Market':		93	82	86	110
<u>Qualified Conventional</u>					
Count / Pct of Sales:		10 / 2.9%	9 / 2.6%	7 / 2.0%	3 / 0.9%
Mean / Median Ratio of Sales:		108.27% / 101.14%	105.76% / 100.35%	107.48% / 100.35%	110.11% / 104.33%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.29% / 0.00%	0.29% / 0.00%	0.29% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$477,698 Average Current Yr Appr Val: \$511,650 Prev to Curr Pct Change: 7.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8035 PRINCETON MEADOWS WEST DNB 234 3 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.3%	3 / 1.3%	1 / 0.4%	2 / 0.9%
Mean / Median Ratio of Sales:	100.12% / 100.03%	100.12% / 100.03%	95.54% / 95.54%	102.41% / 102.41%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%
Average 'Days On Market':	116	116	79	135

Qualified Conventional

Count / Pct of Sales:	3 / 1.3%	3 / 1.3%	1 / 0.4%	2 / 0.9%
Mean / Median Ratio of Sales:	100.12% / 100.03%	100.12% / 100.03%	95.54% / 95.54%	102.41% / 102.41%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.43% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.43% / 0.00%

Average Previous Yr Appr Val: \$330,033

Average Current Yr Appr Val: \$303,957

Prev to Curr Pct Change: -7.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8038	WESTRIDGE ON THE FAIRWAYS AND SUMMIT AT WESTRIDGE	MKN	301	10	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 3.3%	10 / 3.3%	7 / 2.3%	3 / 1.0%	
Mean / Median Ratio of Sales:	101.1% / 100.27%	101.1% / 100.27%	99.66% / 100.01%	104.47% / 101.37%	
Count of Properties Listed:	10	10	7	3	
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%	
Average 'Days On Market':	10	10	8	16	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 3.3%	10 / 3.3%	7 / 2.3%	3 / 1.0%	
Mean / Median Ratio of Sales:	101.1% / 100.27%	101.1% / 100.27%	99.66% / 100.01%	104.47% / 101.37%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.33% / 0.00%	0.33% / 0.00%	0.33% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$519,972
 Average Current Yr Appr Val: \$546,971
 Prev to Curr Pct Change: 5.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8041 CRAIG RANCH NORTH #1A EGM 265 12 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 4.5%	12 / 4.5%	7 / 2.6%	5 / 1.9%
Mean / Median Ratio of Sales:	99.59% / 100.14%	99.59% / 100.14%	99.13% / 99.25%	100.24% / 101.03%
Count of Properties Listed:	12	12	7	5
Ratio of SalePrice / ListPrice:	100%	100%	101%	98%
Average 'Days On Market':	53	53	24	95

Qualified Conventional

Count / Pct of Sales:	12 / 4.5%	12 / 4.5%	7 / 2.6%	5 / 1.9%
Mean / Median Ratio of Sales:	99.59% / 100.14%	99.59% / 100.14%	99.13% / 99.25%	100.24% / 101.03%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$405,467

Average Current Yr Appr Val: \$431,222

Prev to Curr Pct Change: 6.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8041-2 ST	CRAIG RANCH NO #1A 2 STORY	EGM	484	13	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	13 / 2.7%	12 / 2.5%	6 / 1.2%	7 / 1.4%	
Mean / Median Ratio of Sales:	100.08% / 99.96%	99.37% / 99.82%	98.86% / 98.96%	101.13% / 101.3%	
Count of Properties Listed:	13	12	6	7	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	39	37	16	58	
Qualified Conventional					
Count / Pct of Sales:	13 / 2.7%	12 / 2.5%	6 / 1.2%	7 / 1.4%	
Mean / Median Ratio of Sales:	100.08% / 99.96%	99.37% / 99.82%	98.86% / 98.96%	101.13% / 101.3%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.21% / 0.00%	0.21% / 0.00%	0.21% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$470,785 Average Current Yr Appr Val: \$477,658 Prev to Curr Pct Change: 1.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8043 WYNNGATE 1 & 2 SBR 170 4 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.4%	4 / 2.4%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	100.45% / 99.09%	100.45% / 99.09%	96.95% / 96.95%	103.95% / 103.95%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	97%	97%	99%	95%
Average 'Days On Market':	15	15	6	25

Qualified Conventional

Count / Pct of Sales:	4 / 2.4%	4 / 2.4%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	100.45% / 99.09%	100.45% / 99.09%	96.95% / 96.95%	103.95% / 103.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 1	2 / 1	2 / 1	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.59% / 0.59%	1.18% / 0.59%	1.18% / 0.59%	0.00% / 0.00%

Average Previous Yr Appr Val: \$425,529

Average Current Yr Appr Val: \$419,527

Prev to Curr Pct Change: -1.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8054	A4 PASQUINELLI'S WESTBROOK @ RIDGEVIEW	JRP	217	9	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 4.1%	9 / 4.1%	6 / 2.8%	3 / 1.4%	
Mean / Median Ratio of Sales:	101.64% / 99.93%	101.64% / 99.93%	100.68% / 99.17%	103.55% / 102.95%	
Count of Properties Listed:	9	9	6	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	45	45	45	45	
Qualified Conventional					
Count / Pct of Sales:	9 / 4.1%	9 / 4.1%	6 / 2.8%	3 / 1.4%	
Mean / Median Ratio of Sales:	101.64% / 99.93%	101.64% / 99.93%	100.68% / 99.17%	103.55% / 102.95%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$348,402
 Average Current Yr Appr Val: \$364,231
 Prev to Curr Pct Change: 4.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8057 VIRGINIA RIDGE ESTATES #01 LEM 192 8 4%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 4.2%	8 / 4.2%	5 / 2.6%	3 / 1.6%
Mean / Median Ratio of Sales:	99.28% / 99.36%	99.28% / 99.36%	98.84% / 98.8%	100.01% / 100.09%
Count of Properties Listed:	8	8	5	3
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	31	31	21	46

Qualified Conventional

Count / Pct of Sales:	8 / 4.2%	8 / 4.2%	5 / 2.6%	3 / 1.6%
Mean / Median Ratio of Sales:	99.28% / 99.36%	99.28% / 99.36%	98.84% / 98.8%	100.01% / 100.09%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$402,862

Average Current Yr Appr Val: \$401,692

Prev to Curr Pct Change: -0.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8077 THOMPSON SPRINGS #1 & 2 GSO 153 7 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 4.6%	7 / 4.6%	5 / 3.3%	2 / 1.3%
Mean / Median Ratio of Sales:	100.59% / 99.7%	100.59% / 99.7%	99.93% / 99.7%	102.23% / 102.23%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%
Average 'Days On Market':	46	46	22	107

Qualified Conventional

Count / Pct of Sales:	7 / 4.6%	7 / 4.6%	5 / 3.3%	2 / 1.3%
Mean / Median Ratio of Sales:	100.59% / 99.7%	100.59% / 99.7%	99.93% / 99.7%	102.23% / 102.23%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,252,153

Average Current Yr Appr Val: \$1,297,063

Prev to Curr Pct Change: 3.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8086	PRESIDENTS POINT				LAK	284	5	2%
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	4 / 1.4%		3 / 1.1%		/		4 / 1.4%	
Mean / Median Ratio of Sales:	100.33% /	100.22%	101.26% /	102.9%	% /	%	100.33% /	100.22%
Count of Properties Listed:	4		3				4	
Ratio of SalePrice / ListPrice:	95%		95%		%		95%	
Average 'Days On Market':	112		79				112	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	4 / 1.4%		3 / 1.1%		/		4 / 1.4%	
Mean / Median Ratio of Sales:	100.33% /	100.22%	101.26% /	102.9%	% /	%	100.33% /	100.22%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	1 / 0.4%		1 / 0.4%		/		1 / 0.4%	
Mean / Median Ratio of Sales:	124.64% /	124.64%	124.64% /	124.64%	% /	%	124.64% /	124.64%
Average 'Days On Market':	2		2				2	
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	1 / 0		1 / 0		1 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.35% / 0.00%		0.35% / 0.00%		0.35% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$383,861

Average Current Yr Appr Val: \$333,234

Prev to Curr Pct Change: -13.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8112 **EAGLE'S NEST AT WESTRIDGE** **MKN** **248** **1** **0%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.4%	1 / 0.4%	/	1 / 0.4%
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	% / %	100.22% / 100.22%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	99%	99%	%	99%
Average 'Days On Market':	177	177		177

Qualified Conventional

Count / Pct of Sales:	1 / 0.4%	1 / 0.4%	/	1 / 0.4%
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	% / %	100.22% / 100.22%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$406,644

Average Current Yr Appr Val: \$336,954

Prev to Curr Pct Change: -17.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8112F **EAGLE'S NEST AT WESTRIDGE FRAMES** **MKN** **311** **9** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 2.9%	9 / 2.9%	6 / 1.9%	3 / 1.0%
Mean / Median Ratio of Sales:	99.06% / 100.16%	99.06% / 100.16%	98.67% / 99.46%	99.85% / 100.53%
Count of Properties Listed:	9	9	6	3
Ratio of SalePrice / ListPrice:	96%	96%	96%	98%
Average 'Days On Market':	41	41	51	20

Qualified Conventional

Count / Pct of Sales:	9 / 2.9%	9 / 2.9%	6 / 1.9%	3 / 1.0%
Mean / Median Ratio of Sales:	99.06% / 100.16%	99.06% / 100.16%	98.67% / 99.46%	99.85% / 100.53%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.32% / 0.00%	0.32% / 0.00%	0.32% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$368,917

Average Current Yr Appr Val: \$365,093

Prev to Curr Pct Change: -1.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8114	COUNTRY RIDGE A&B	JKF	315	11	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		11 / 3.5%	11 / 3.5%	5 / 1.6%	6 / 1.9%
Mean / Median Ratio of Sales:		99.8% / 99.66%	99.8% / 99.66%	98.07% / 97.15%	101.23% / 102.78%
Count of Properties Listed:		11	11	5	6
Ratio of SalePrice / ListPrice:		98%	98%	98%	98%
Average 'Days On Market':		48	48	41	55
<u>Qualified Conventional</u>					
Count / Pct of Sales:		11 / 3.5%	11 / 3.5%	5 / 1.6%	6 / 1.9%
Mean / Median Ratio of Sales:		99.8% / 99.66%	99.8% / 99.66%	98.07% / 97.15%	101.23% / 102.78%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$572,170 Average Current Yr Appr Val: \$569,100 Prev to Curr Pct Change: -0.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8126	ROCK RIDGE 1-2	VLH	38		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$463,323
 Average Current Yr Appr Val: \$375,646
 Prev to Curr Pct Change: -18.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8137	PRINCETON PLACE	IRS	119	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 3.4%	4 / 3.4%	2 / 1.7%	2 / 1.7%	
Mean / Median Ratio of Sales:	108.92% / 105.65%	108.92% / 105.65%	98.44% / 98.44%	119.4% / 119.4%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%	
Average 'Days On Market':	54	54	84	24	
Qualified Conventional					
Count / Pct of Sales:	4 / 3.4%	4 / 3.4%	2 / 1.7%	2 / 1.7%	
Mean / Median Ratio of Sales:	108.92% / 105.65%	108.92% / 105.65%	98.44% / 98.44%	119.4% / 119.4%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$289,535 Average Current Yr Appr Val: \$287,542 Prev to Curr Pct Change: -0.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8141	PANTHER CREEK ESTS #1 & 2,3,4,5,6	SLW	1079	29	3%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8170 BROOKVIEW #1 LEM 475 8 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 1.7%	7 / 1.5%	2 / 0.4%	6 / 1.3%
Mean / Median Ratio of Sales:	103.59% / 100.33%	102.87% / 100.03%	98.89% / 98.89%	105.16% / 103.33%
Count of Properties Listed:	8	7	2	6
Ratio of SalePrice / ListPrice:	94%	93%	98%	92%
Average 'Days On Market':	80	83	21	99

Qualified Conventional

Count / Pct of Sales:	8 / 1.7%	7 / 1.5%	2 / 0.4%	6 / 1.3%
Mean / Median Ratio of Sales:	103.59% / 100.33%	102.87% / 100.03%	98.89% / 98.89%	105.16% / 103.33%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	3 / 0	1 / 0	1 / 0	3 / 0
Pct of Props 'Posted' / 'Struck Off':	0.63% / 0.00%	0.21% / 0.00%	0.21% / 0.00%	0.63% / 0.00%

Average Previous Yr Appr Val: \$382,640

Average Current Yr Appr Val: \$365,563

Prev to Curr Pct Change: -4.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8175	WINSOR MEADOWS AT WESTRIDGE #01	MKN	625	23	4%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8181	KINGS LAKE ESTATES	HRH	37	1	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 2.7%	1 / 2.7%	1 / 2.7%	/	
Mean / Median Ratio of Sales:	99.58% / 99.58%	99.58% / 99.58%	99.58% / 99.58%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	8	8	8		
Qualified Conventional					
Count / Pct of Sales:	1 / 2.7%	1 / 2.7%	1 / 2.7%	/	
Mean / Median Ratio of Sales:	99.58% / 99.58%	99.58% / 99.58%	99.58% / 99.58%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,559,265 Average Current Yr Appr Val: \$3,286,679 Prev to Curr Pct Change: 28.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8181C	KINGS LAKE CHATEAU	HRH	43	3	7%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 7.0%	3 / 7.0%	3 / 7.0%	/	
Mean / Median Ratio of Sales:	100.31% / 101.23%	100.31% / 101.23%	100.31% / 101.23%	% /	%
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	99%	99%	99%		%
Average 'Days On Market':	113	113	113		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 7.0%	3 / 7.0%	3 / 7.0%	/	
Mean / Median Ratio of Sales:	100.31% / 101.23%	100.31% / 101.23%	100.31% / 101.23%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,009,245

Average Current Yr Appr Val: \$1,147,069

Prev to Curr Pct Change: 13.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8181M	KINGS LAKE MANOR	HRH	39	1	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 2.6%	1 / 2.6%	1 / 2.6%	/	
Mean / Median Ratio of Sales:	99.62% / 99.62%	99.62% / 99.62%	99.62% / 99.62%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	4	4	4		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 2.6%	1 / 2.6%	1 / 2.6%	/	
Mean / Median Ratio of Sales:	99.62% / 99.62%	99.62% / 99.62%	99.62% / 99.62%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,546,331 Average Current Yr Appr Val: \$1,659,543 Prev to Curr Pct Change: 7.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8182

THE FALLS #1B & THE FALLS #1A

LHR

319

13

4%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	13 / 4.1%	13 / 4.1%	12 / 3.8%	1 / 0.3%
Mean / Median Ratio of Sales:	99.37% / 99.98%	99.37% / 99.98%	99.32% / 99.94%	99.98% / 99.98%
Count of Properties Listed:	13	13	12	1
Ratio of SalePrice / ListPrice:	97%	97%	98%	89%
Average 'Days On Market':	36	36	38	7

Qualified Conventional

Count / Pct of Sales:	13 / 4.1%	13 / 4.1%	12 / 3.8%	1 / 0.3%
Mean / Median Ratio of Sales:	99.37% / 99.98%	99.37% / 99.98%	99.32% / 99.94%	99.98% / 99.98%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.31% / 0.00%	0.31% / 0.00%	0.00% / 0.00%	0.31% / 0.00%

Average Previous Yr Appr Val: \$334,764

Average Current Yr Appr Val: \$334,417

Prev to Curr Pct Change: -0.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8218 HUNTER CREEK 8-9 VLH 317 10 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 3.2%	9 / 2.8%	5 / 1.6%	5 / 1.6%
Mean / Median Ratio of Sales:	101.22% / 99.96%	101.8% / 102.56%	100.54% / 96.19%	101.89% / 102.56%
Count of Properties Listed:	10	9	5	5
Ratio of SalePrice / ListPrice:	98%	97%	98%	97%
Average 'Days On Market':	22	24	18	26

Qualified Conventional

Count / Pct of Sales:	10 / 3.2%	9 / 2.8%	5 / 1.6%	5 / 1.6%
Mean / Median Ratio of Sales:	101.22% / 99.96%	101.8% / 102.56%	100.54% / 96.19%	101.89% / 102.56%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$719,049

Average Current Yr Appr Val: \$749,494

Prev to Curr Pct Change: 4.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8220	HERITAGE 1,1B,1C,2,3	SDH	341	18	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	18 / 5.3%	18 / 5.3%	15 / 4.4%	3 / 0.9%	
Mean / Median Ratio of Sales:	99.57% / 99.77%	99.57% / 99.77%	99.14% / 99.47%	101.7% / 101.39%	
Count of Properties Listed:	18	18	15	3	
Ratio of SalePrice / ListPrice:	97%	97%	98%	97%	
Average 'Days On Market':	46	46	51	26	
Qualified Conventional					
Count / Pct of Sales:	18 / 5.3%	18 / 5.3%	15 / 4.4%	3 / 0.9%	
Mean / Median Ratio of Sales:	99.57% / 99.77%	99.57% / 99.77%	99.14% / 99.47%	101.7% / 101.39%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$505,917
 Average Current Yr Appr Val: \$496,887
 Prev to Curr Pct Change: -1.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8222	BROOKSTONE #1,#4	SBR	299	9	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 3.0%	9 / 3.0%	5 / 1.7%	4 / 1.3%	
Mean / Median Ratio of Sales:	98.64% / 100.4%	98.64% / 100.4%	95.68% / 94.54%	102.34% / 101.48%	
Count of Properties Listed:	9	9	5	4	
Ratio of SalePrice / ListPrice:	101%	101%	102%	98%	
Average 'Days On Market':	31	31	9	57	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 3.0%	9 / 3.0%	5 / 1.7%	4 / 1.3%	
Mean / Median Ratio of Sales:	98.64% / 100.4%	98.64% / 100.4%	95.68% / 94.54%	102.34% / 101.48%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.33% / 0.00%	0.33% / 0.00%	0.33% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$533,312

Average Current Yr Appr Val: \$534,561

Prev to Curr Pct Change: 0.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8238	MEADOW RIDGE EST #1 & 2	LHR	90	4	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 4.4%	4 / 4.4%	3 / 3.3%	1 / 1.1%	
Mean / Median Ratio of Sales:	98.84% / 99.81%	98.84% / 99.81%	98.39% / 99.41%	100.21% / 100.21%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	70	70	93	3	
Qualified Conventional					
Count / Pct of Sales:	4 / 4.4%	4 / 4.4%	3 / 3.3%	1 / 1.1%	
Mean / Median Ratio of Sales:	98.84% / 99.81%	98.84% / 99.81%	98.39% / 99.41%	100.21% / 100.21%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$291,514
 Average Current Yr Appr Val: \$278,862
 Prev to Curr Pct Change: -4.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8238-2	MEADOW RIDGE EST #1&2 RV6'S	LHR	61	3	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 4.9%	3 / 4.9%	3 / 4.9%	/	
Mean / Median Ratio of Sales:	100.37% / 99.93%	100.37% / 99.93%	100.37% / 99.93%	% /	%
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	101%	101%	101%		%
Average 'Days On Market':	5	5	5		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 4.9%	3 / 4.9%	3 / 4.9%	/	
Mean / Median Ratio of Sales:	100.37% / 99.93%	100.37% / 99.93%	100.37% / 99.93%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$327,737 Average Current Yr Appr Val: \$308,627 Prev to Curr Pct Change: -5.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8280	THE ORCHARDS	CEC	241	7	3%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	7 / 2.9%		7 / 2.9%		6 / 2.5%		1 / 0.4%	
Mean / Median Ratio of Sales:	101.16% / 103.44%		101.16% / 103.44%		100.56% / 100.27%		104.76% / 104.76%	
Count of Properties Listed:	7		7		6		1	
Ratio of SalePrice / ListPrice:	100%		100%		100%		99%	
Average 'Days On Market':	24		24		26		14	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	7 / 2.9%		7 / 2.9%		6 / 2.5%		1 / 0.4%	
Mean / Median Ratio of Sales:	101.16% / 103.44%		101.16% / 103.44%		100.56% / 100.27%		104.76% / 104.76%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	1 / 0		1 / 0		0 / 0		1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.41% / 0.00%		0.41% / 0.00%		0.00% / 0.00%		0.41% / 0.00%	

Average Previous Yr Appr Val: \$491,816

Average Current Yr Appr Val: \$485,161

Prev to Curr Pct Change: -1.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8308 TUSCANY MEADOWS DNB 155 8 5%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	8 / 5.2%	8 / 5.2%	7 / 4.5%	1 / 0.6%
Mean / Median Ratio of Sales:	101.52% / 100.1%	101.52% / 100.1%	100.61% / 99.66%	107.89% / 107.89%
Count of Properties Listed:	8	8	7	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	98%
Average 'Days On Market':	28	28	21	78

Qualified Conventional

Count / Pct of Sales:	8 / 5.2%	8 / 5.2%	7 / 4.5%	1 / 0.6%
Mean / Median Ratio of Sales:	101.52% / 100.1%	101.52% / 100.1%	100.61% / 99.66%	107.89% / 107.89%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$651,101

Average Current Yr Appr Val: \$702,099

Prev to Curr Pct Change: 7.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8324	OAK HOLLOW EST. #3, #4,& #5	NSH	418	4	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 1.0%	4 / 1.0%	3 / 0.7%	1 / 0.2%	
Mean / Median Ratio of Sales:	96.97% / 98.19%	96.97% / 98.19%	95.85% / 96.53%	100.34% / 100.34%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	96%	96%	95%	100%	
Average 'Days On Market':	68	68	64	80	
Qualified Conventional					
Count / Pct of Sales:	4 / 1.0%	4 / 1.0%	3 / 0.7%	1 / 0.2%	
Mean / Median Ratio of Sales:	96.97% / 98.19%	96.97% / 98.19%	95.85% / 96.53%	100.34% / 100.34%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.24% / 0.00%	0.24% / 0.00%	0.24% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$315,514

Average Current Yr Appr Val: \$280,558

Prev to Curr Pct Change: -11.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8344 SUMMIT POINTE EST. #1 & 2 LAK 84 4 5%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.8%	4 / 4.8%	4 / 4.8%	/
Mean / Median Ratio of Sales:	100.23% / 100.19%	100.23% / 100.19%	100.23% / 100.19%	% / %
Count of Properties Listed:	4	4	4	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	56	56	56	

Qualified Conventional

Count / Pct of Sales:	4 / 4.8%	4 / 4.8%	4 / 4.8%	/
Mean / Median Ratio of Sales:	100.23% / 100.19%	100.23% / 100.19%	100.23% / 100.19%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.19% / 0.00%	1.19% / 0.00%	1.19% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$399,109

Average Current Yr Appr Val: \$404,342

Prev to Curr Pct Change: 1.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8345 LACIMA MANOR/HAVEN/HAVEN MEADOWS LEM 359 26 7%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	26 / 7.2%	26 / 7.2%	17 / 4.7%	9 / 2.5%
Mean / Median Ratio of Sales:	99.56% / 98.1%	99.56% / 98.1%	98.99% / 96.75%	100.63% / 98.56%
Count of Properties Listed:	26	26	17	9
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	45	45	39	56

Qualified Conventional

Count / Pct of Sales:	26 / 7.2%	26 / 7.2%	17 / 4.7%	9 / 2.5%
Mean / Median Ratio of Sales:	99.56% / 98.1%	99.56% / 98.1%	98.99% / 96.75%	100.63% / 98.56%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$830,145

Average Current Yr Appr Val: \$840,904

Prev to Curr Pct Change: 1.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8347	TRINITY HEIGHTS #1 & #2	SLW	170	8	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 4.7%	7 / 4.1%	3 / 1.8%	5 / 2.9%	
Mean / Median Ratio of Sales:	100.3% / 100.62%	99.52% / 95.45%	89.45% / 91.03%	106.81% / 108.18%	
Count of Properties Listed:	8	7	3	5	
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%	
Average 'Days On Market':	77	70	10	117	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 4.7%	7 / 4.1%	3 / 1.8%	5 / 2.9%	
Mean / Median Ratio of Sales:	100.3% / 100.62%	99.52% / 95.45%	89.45% / 91.03%	106.81% / 108.18%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$426,054

Average Current Yr Appr Val: \$390,484

Prev to Curr Pct Change: -8.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8364 LIBERTY # 1 AND #2 KAB 540 33 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	33 / 6.1%	33 / 6.1%	28 / 5.2%	5 / 0.9%
Mean / Median Ratio of Sales:	100.23% / 100.45%	100.23% / 100.45%	100.24% / 99.92%	100.15% / 104.2%
Count of Properties Listed:	33	33	28	5
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	55	55	55	58

Qualified Conventional

Count / Pct of Sales:	33 / 6.1%	33 / 6.1%	28 / 5.2%	5 / 0.9%
Mean / Median Ratio of Sales:	100.23% / 100.45%	100.23% / 100.45%	100.24% / 99.92%	100.15% / 104.2%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.19% / 0.00%	0.37% / 0.00%	0.37% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$492,850

Average Current Yr Appr Val: \$483,489

Prev to Curr Pct Change: -1.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8370-DG	VILLAGE AT PANTHER CREEK (DARLING,GRAND)	SLW	525	22	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	22 / 4.2%	18 / 3.4%	13 / 2.5%	9 / 1.7%	
Mean / Median Ratio of Sales:	98.81% / 99.23%	96.91% / 96.96%	95.39% / 94.33%	103.76% / 103.9%	
Count of Properties Listed:	22	18	13	9	
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%	
Average 'Days On Market':	41	32	23	66	
Qualified Conventional					
Count / Pct of Sales:	22 / 4.2%	18 / 3.4%	13 / 2.5%	9 / 1.7%	
Mean / Median Ratio of Sales:	98.81% / 99.23%	96.91% / 96.96%	95.39% / 94.33%	103.76% / 103.9%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.19% / 0.00%	0.19% / 0.00%	0.19% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$730,225
 Average Current Yr Appr Val: \$741,298
 Prev to Curr Pct Change: 1.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8370-FEN	VILLAGE AT PANTHER CREEK (FIRST TX,ENGLE,NEWMARK)	SLW	316	9	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 2.8%	9 / 2.8%	6 / 1.9%	3 / 0.9%	
Mean / Median Ratio of Sales:	101.03% / 99.89%	101.03% / 99.89%	100.64% / 99.27%	101.82% / 102.19%	
Count of Properties Listed:	9	9	6	3	
Ratio of SalePrice / ListPrice:	99%	99%	101%	97%	
Average 'Days On Market':	39	39	24	68	
Qualified Conventional					
Count / Pct of Sales:	9 / 2.8%	9 / 2.8%	6 / 1.9%	3 / 0.9%	
Mean / Median Ratio of Sales:	101.03% / 99.89%	101.03% / 99.89%	100.64% / 99.27%	101.82% / 102.19%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.32% / 0.00%	0.32% / 0.00%	0.32% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$623,630 Average Current Yr Appr Val: \$636,009 Prev to Curr Pct Change: 1.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8371	WILLOW CREEK #1 & #2	LHR	249	11	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 4.4%	11 / 4.4%	8 / 3.2%	3 / 1.2%	
Mean / Median Ratio of Sales:	99.49% / 99.78%	99.49% / 99.78%	99.42% / 99.92%	99.69% / 98.66%	
Count of Properties Listed:	11	11	8	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%	
Average 'Days On Market':	68	68	69	64	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 4.4%	11 / 4.4%	8 / 3.2%	3 / 1.2%	
Mean / Median Ratio of Sales:	99.49% / 99.78%	99.49% / 99.78%	99.42% / 99.92%	99.69% / 98.66%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.40% / 0.00%	0.40% / 0.00%	0.40% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$317,494

Average Current Yr Appr Val: \$315,045

Prev to Curr Pct Change: -0.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$590,339

Average Current Yr Appr Val: \$571,014

Prev to Curr Pct Change: -3.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8383	CARTER RANCH	SDH	264	9	3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	9 / 3.4%	8 / 3.0%	6 / 2.3%	3 / 1.1%
Mean / Median Ratio of Sales:	104.1% / 100.56%	105.19% / 101.78%	102.36% / 100.17%	107.58% / 108.83%
Count of Properties Listed:	9	8	6	3
Ratio of SalePrice / ListPrice:	97%	97%	96%	98%
Average 'Days On Market':	86	96	86	87

Qualified Conventional

Count / Pct of Sales:	9 / 3.4%	8 / 3.0%	6 / 2.3%	3 / 1.1%
Mean / Median Ratio of Sales:	104.1% / 100.56%	105.19% / 101.78%	102.36% / 100.17%	107.58% / 108.83%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$414,895	Average Current Yr Appr Val: \$415,188	Prev to Curr Pct Change:	0.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8384	WILDWOOD AND PRESTON PARK 1&2	SDH	188	11	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	11 / 5.9%	11 / 5.9%	9 / 4.8%	2 / 1.1%	
Mean / Median Ratio of Sales:	98.51% / 97.15%	98.51% / 97.15%	98.61% / 97.15%	98.05% / 98.05%	
Count of Properties Listed:	11	11	9	2	
Ratio of SalePrice / ListPrice:	98%	98%	99%	95%	
Average 'Days On Market':	30	30	21	67	
Qualified Conventional					
Count / Pct of Sales:	11 / 5.9%	11 / 5.9%	9 / 4.8%	2 / 1.1%	
Mean / Median Ratio of Sales:	98.51% / 97.15%	98.51% / 97.15%	98.61% / 97.15%	98.05% / 98.05%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$877,346
 Average Current Yr Appr Val: \$865,340
 Prev to Curr Pct Change: -1.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8388	SLOAN CREEK (#1 ,#2 AND #3	JKF	136	9	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 6.6%	9 / 6.6%	5 / 3.7%	4 / 2.9%	
Mean / Median Ratio of Sales:	99.47% / 98.82%	99.47% / 98.82%	99.12% / 100.87%	99.9% / 98.25%	
Count of Properties Listed:	8	8	4	4	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	95	95	83	106	
Qualified Conventional					
Count / Pct of Sales:	9 / 6.6%	9 / 6.6%	5 / 3.7%	4 / 2.9%	
Mean / Median Ratio of Sales:	99.47% / 98.82%	99.47% / 98.82%	99.12% / 100.87%	99.9% / 98.25%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$713,289

Average Current Yr Appr Val: \$685,759

Prev to Curr Pct Change: -3.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8397	PARKVIEW ESTATES	SLW	147	8	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 5.4%	7 / 4.8%	6 / 4.1%	2 / 1.4%	
Mean / Median Ratio of Sales:	98.54% / 99.88%	98.32% / 99.64%	98.96% / 100.34%	97.28% / 97.28%	
Count of Properties Listed:	8	7	6	2	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	72	66	69	81	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 5.4%	7 / 4.8%	6 / 4.1%	2 / 1.4%	
Mean / Median Ratio of Sales:	98.54% / 99.88%	98.32% / 99.64%	98.96% / 100.34%	97.28% / 97.28%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$493,637 Average Current Yr Appr Val: \$449,499 Prev to Curr Pct Change: -8.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8415 HILLS OF SPRING CREEK 1 & 2 JRP 117 3 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.6%	3 / 2.6%	2 / 1.7%	1 / 0.9%
Mean / Median Ratio of Sales:	99.68% / 99.94%	99.68% / 99.94%	97.74% / 97.74%	103.56% / 103.56%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	57	57	39	94

Qualified Conventional

Count / Pct of Sales:	3 / 2.6%	3 / 2.6%	2 / 1.7%	1 / 0.9%
Mean / Median Ratio of Sales:	99.68% / 99.94%	99.68% / 99.94%	97.74% / 97.74%	103.56% / 103.56%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.71% / 0.00%	1.71% / 0.00%	1.71% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$704,782

Average Current Yr Appr Val: \$673,128

Prev to Curr Pct Change: -4.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8425	HARVEST BEND 1,2A,2B	EGM	94	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	2 / 2.1%	1 / 1.1%	
Mean / Median Ratio of Sales:	99.59% / 99.91%	99.59% / 99.91%	99.92% / 99.92%	98.93% / 98.93%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%	
Average 'Days On Market':	93	93	132	16	
Qualified Conventional					
Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	2 / 2.1%	1 / 1.1%	
Mean / Median Ratio of Sales:	99.59% / 99.91%	99.59% / 99.91%	99.92% / 99.92%	98.93% / 98.93%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.06% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	1.06% / 0.00%	

Average Previous Yr Appr Val: \$415,066
 Average Current Yr Appr Val: \$401,329
 Prev to Curr Pct Change: -3.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8425F HARVEST BEND 1,2A,2B FRAME EGM 182 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.6%	3 / 1.6%	1 / 0.5%	2 / 1.1%
Mean / Median Ratio of Sales:	98.35% / 99.99%	98.35% / 99.99%	94.67% / 94.67%	100.19% / 100.19%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	99%	99%	100%	99%
Average 'Days On Market':	49	49	7	70

Qualified Conventional

Count / Pct of Sales:	3 / 1.6%	3 / 1.6%	1 / 0.5%	2 / 1.1%
Mean / Median Ratio of Sales:	98.35% / 99.99%	98.35% / 99.99%	94.67% / 94.67%	100.19% / 100.19%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.55% / 0.00%	0.55% / 0.00%	0.00% / 0.00%	0.55% / 0.00%

Average Previous Yr Appr Val: \$382,254

Average Current Yr Appr Val: \$386,743

Prev to Curr Pct Change: 1.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8445	CREEKSIDE AT PRESTON #02	SLW	424	4	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 0.9%	3 / 0.7%	2 / 0.5%	2 / 0.5%	
Mean / Median Ratio of Sales:	100.77% / 100.52%	102.67% / 105.96%	99.23% / 99.23%	102.32% / 102.32%	
Count of Properties Listed:	4	3	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	58	56	64	53	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 0.9%	3 / 0.7%	2 / 0.5%	2 / 0.5%	
Mean / Median Ratio of Sales:	100.77% / 100.52%	102.67% / 105.96%	99.23% / 99.23%	102.32% / 102.32%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	4 / 0	3 / 0	2 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.94% / 0.00%	0.71% / 0.00%	0.47% / 0.00%	0.47% / 0.00%	

Average Previous Yr Appr Val: \$428,692 Average Current Yr Appr Val: \$425,627 Prev to Curr Pct Change: -0.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8445TWO	CREEKSIDE AT PRESTON #02 (TWO STORY)	SLW	312	6	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 1.9%	6 / 1.9%	3 / 1.0%	3 / 1.0%	
Mean / Median Ratio of Sales:	99.5% / 100.21%	99.5% / 100.21%	99.06% / 100.15%	99.93% / 100.27%	
Count of Properties Listed:	6	6	3	3	
Ratio of SalePrice / ListPrice:	97%	97%	96%	97%	
Average 'Days On Market':	33	33	30	36	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 1.9%	6 / 1.9%	3 / 1.0%	3 / 1.0%	
Mean / Median Ratio of Sales:	99.5% / 100.21%	99.5% / 100.21%	99.06% / 100.15%	99.93% / 100.27%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$498,017
 Average Current Yr Appr Val: \$473,895
 Prev to Curr Pct Change: -4.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8446 VILLAGE PARK AKY 650 19 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 2.9%	18 / 2.8%	16 / 2.5%	3 / 0.5%
Mean / Median Ratio of Sales:	101.45% / 100.18%	101.96% / 100.2%	102.17% / 100.4%	97.59% / 100.18%
Count of Properties Listed:	19	18	16	3
Ratio of SalePrice / ListPrice:	100%	100%	101%	98%
Average 'Days On Market':	34	35	26	77

Qualified Conventional

Count / Pct of Sales:	19 / 2.9%	18 / 2.8%	16 / 2.5%	3 / 0.5%
Mean / Median Ratio of Sales:	101.45% / 100.18%	101.96% / 100.2%	102.17% / 100.4%	97.59% / 100.18%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.15% / 0.00%	0.15% / 0.00%	0.00% / 0.00%	0.15% / 0.00%

Average Previous Yr Appr Val: \$578,268

Average Current Yr Appr Val: \$614,021

Prev to Curr Pct Change: 6.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8448 STONELAKE ESTATES 1&2 SLW 255 8 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 3.1%	8 / 3.1%	5 / 2.0%	3 / 1.2%
Mean / Median Ratio of Sales:	98.88% / 100.05%	98.88% / 100.05%	99.5% / 100.16%	97.84% / 99.95%
Count of Properties Listed:	8	8	5	3
Ratio of SalePrice / ListPrice:	98%	98%	100%	95%
Average 'Days On Market':	38	38	30	51

Qualified Conventional

Count / Pct of Sales:	8 / 3.1%	8 / 3.1%	5 / 2.0%	3 / 1.2%
Mean / Median Ratio of Sales:	98.88% / 100.05%	98.88% / 100.05%	99.5% / 100.16%	97.84% / 99.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$793,834

Average Current Yr Appr Val: \$808,939

Prev to Curr Pct Change: 1.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8455	QUEENS GATE	KMG	322	13	4%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8460 **BOZMAN FARMS EST #1A, & LAKE TRAILS** **SDH** **508** **14** **3%**

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	14 / 2.8%	14 / 2.8%	12 / 2.4%	2 / 0.4%
Mean / Median Ratio of Sales:	101.24% / 99.98%	101.24% / 99.98%	101.04% / 98.43%	102.46% / 102.46%
Count of Properties Listed:	14	14	12	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	44	44	40	67

Qualified Conventional

Count / Pct of Sales:	14 / 2.8%	14 / 2.8%	12 / 2.4%	2 / 0.4%
Mean / Median Ratio of Sales:	101.24% / 99.98%	101.24% / 99.98%	101.04% / 98.43%	102.46% / 102.46%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$421,494 Average Current Yr Appr Val: \$432,451 Prev to Curr Pct Change: 2.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8466	TUSCANY SQUARE	DNB	229	3	1%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 1.3%	3 / 1.3%	2 / 0.9%	1 / 0.4%	
Mean / Median Ratio of Sales:	101.85% / 99.86%	101.85% / 99.86%	99.56% / 99.56%	106.45% / 106.45%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	100%	100%	99%	100%	
Average 'Days On Market':	62	62	58	71	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 1.3%	3 / 1.3%	2 / 0.9%	1 / 0.4%	
Mean / Median Ratio of Sales:	101.85% / 99.86%	101.85% / 99.86%	99.56% / 99.56%	106.45% / 106.45%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$391,031
 Average Current Yr Appr Val: \$425,248
 Prev to Curr Pct Change: 8.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8468 GENTLE CREEK VISTAS,VILLAS JEV 153 4 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	3 / 2.0%	1 / 0.7%
Mean / Median Ratio of Sales:	101.36% / 100.08%	101.36% / 100.08%	103.65% / 101.36%	94.51% / 94.51%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	56	56	41	100

Qualified Conventional

Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	3 / 2.0%	1 / 0.7%
Mean / Median Ratio of Sales:	101.36% / 100.08%	101.36% / 100.08%	103.65% / 101.36%	94.51% / 94.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$760,591

Average Current Yr Appr Val: \$750,777

Prev to Curr Pct Change: -1.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8469	WHISPERING FARMS	KLC	131	10	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 7.6%	10 / 7.6%	8 / 6.1%	2 / 1.5%	
Mean / Median Ratio of Sales:	101.78% / 100.31%	101.78% / 100.31%	101.3% / 100.31%	103.73% / 103.73%	
Count of Properties Listed:	10	10	8	2	
Ratio of SalePrice / ListPrice:	96%	96%	95%	98%	
Average 'Days On Market':	114	114	111	126	
Qualified Conventional					
Count / Pct of Sales:	10 / 7.6%	10 / 7.6%	8 / 6.1%	2 / 1.5%	
Mean / Median Ratio of Sales:	101.78% / 100.31%	101.78% / 100.31%	101.3% / 100.31%	103.73% / 103.73%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,035,145 Average Current Yr Appr Val: \$2,265,094 Prev to Curr Pct Change: 11.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8487 CREEK HOLLOW JKF 207 6 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 2.9%	6 / 2.9%	5 / 2.4%	1 / 0.5%
Mean / Median Ratio of Sales:	100.16% / 99.91%	100.16% / 99.91%	99.67% / 98.83%	102.64% / 102.64%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	95%
Average 'Days On Market':	36	36	33	55

Qualified Conventional

Count / Pct of Sales:	6 / 2.9%	6 / 2.9%	5 / 2.4%	1 / 0.5%
Mean / Median Ratio of Sales:	100.16% / 99.91%	100.16% / 99.91%	99.67% / 98.83%	102.64% / 102.64%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.48% / 0.00%	0.48% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$380,799

Average Current Yr Appr Val: \$385,547

Prev to Curr Pct Change: 1.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8488 HEIGHTS AT WESTRIDGE 14 MKN 981 20 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 1.9%	15 / 1.5%	10 / 1.0%	9 / 0.9%
Mean / Median Ratio of Sales:	97.83% / 98.94%	96.64% / 98.21%	96.99% / 98.32%	98.77% / 99.85%
Count of Properties Listed:	19	15	10	9
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	55	49	30	83

Qualified Conventional

Count / Pct of Sales:	19 / 1.9%	15 / 1.5%	10 / 1.0%	9 / 0.9%
Mean / Median Ratio of Sales:	97.83% / 98.94%	96.64% / 98.21%	96.99% / 98.32%	98.77% / 99.85%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.1%	1 / 0.1%	1 / 0.1%	/
Mean / Median Ratio of Sales:	98.95% / 98.95%	98.95% / 98.95%	98.95% / 98.95%	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	1 / 2	1 / 2	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.10% / 0.20%	0.10% / 0.20%	0.00% / 0.00%

Average Previous Yr Appr Val: \$527,154

Average Current Yr Appr Val: \$501,901

Prev to Curr Pct Change: -4.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8490	AVALON #1	SDH	195	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.1%	4 / 2.1%	3 / 1.5%	1 / 0.5%	
Mean / Median Ratio of Sales:	102.02% / 100.2%	102.02% / 100.2%	99.08% / 100.17%	110.86% / 110.86%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	100%	
Average 'Days On Market':	8	8	6	14	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.1%	4 / 2.1%	3 / 1.5%	1 / 0.5%	
Mean / Median Ratio of Sales:	102.02% / 100.2%	102.02% / 100.2%	99.08% / 100.17%	110.86% / 110.86%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$395,907

Average Current Yr Appr Val: \$405,947

Prev to Curr Pct Change: 2.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8500	BROOKSTONE #02 AND 3	SBR	303	9	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 3.0%	9 / 3.0%	6 / 2.0%	3 / 1.0%	
Mean / Median Ratio of Sales:	100.29% / 99.37%	100.29% / 99.37%	99.75% / 98.97%	101.38% / 102.72%	
Count of Properties Listed:	9	9	6	3	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	15	15	10	26	
Qualified Conventional					
Count / Pct of Sales:	9 / 3.0%	9 / 3.0%	6 / 2.0%	3 / 1.0%	
Mean / Median Ratio of Sales:	100.29% / 99.37%	100.29% / 99.37%	99.75% / 98.97%	101.38% / 102.72%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.33% / 0.00%	0.33% / 0.00%	0.33% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$462,740 Average Current Yr Appr Val: \$464,974 Prev to Curr Pct Change: 0.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8504 RIDGECREST #01 & #02 LEM 416 13 3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	13 / 3.1%	12 / 2.9%	9 / 2.2%	4 / 1.0%
Mean / Median Ratio of Sales:	92.07% / 94.43%	91.81% / 94.26%	88.32% / 93.25%	100.48% / 100.66%
Count of Properties Listed:	13	12	9	4
Ratio of SalePrice / ListPrice:	99%	98%	99%	98%
Average 'Days On Market':	47	50	36	72

Qualified Conventional

Count / Pct of Sales:	13 / 3.1%	12 / 2.9%	9 / 2.2%	4 / 1.0%
Mean / Median Ratio of Sales:	92.07% / 94.43%	91.81% / 94.26%	88.32% / 93.25%	100.48% / 100.66%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	7 / 1	6 / 1	6 / 1	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.68% / 0.24%	1.44% / 0.24%	1.44% / 0.24%	0.24% / 0.00%

Average Previous Yr Appr Val: \$644,046

Average Current Yr Appr Val: \$588,075

Prev to Curr Pct Change: -8.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8512 CRAIG RANCH NO (FRAMES) SLW 133 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.3%	3 / 2.3%	3 / 2.3%	/
Mean / Median Ratio of Sales:	99.28% / 100.46%	99.28% / 100.46%	99.28% / 100.46%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	101%	101%	101%	%
Average 'Days On Market':	16	16	16	

Qualified Conventional

Count / Pct of Sales:	3 / 2.3%	3 / 2.3%	3 / 2.3%	/
Mean / Median Ratio of Sales:	99.28% / 100.46%	99.28% / 100.46%	99.28% / 100.46%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$363,542

Average Current Yr Appr Val: \$405,735

Prev to Curr Pct Change: 11.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8520	AVALON (CPN)	DNB	34	3	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 8.8%	3 / 8.8%	2 / 5.9%	1 / 2.9%	
Mean / Median Ratio of Sales:	101% / 99.92%	101% / 99.92%	102.83% / 102.83%	97.34% / 97.34%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	31	31	20	55	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 8.8%	3 / 8.8%	2 / 5.9%	1 / 2.9%	
Mean / Median Ratio of Sales:	101% / 99.92%	101% / 99.92%	102.83% / 102.83%	97.34% / 97.34%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$483,702 Average Current Yr Appr Val: \$471,101 Prev to Curr Pct Change: -2.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8545	HIGH MEADOW EST PH 1-2	VLH	252	12	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	12 / 4.8%	11 / 4.4%	8 / 3.2%	4 / 1.6%	
Mean / Median Ratio of Sales:	100.95% / 100.09%	100.51% / 99.97%	101.13% / 100.26%	100.6% / 99.43%	
Count of Properties Listed:	12	11	8	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	65	65	66	65	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	12 / 4.8%	11 / 4.4%	8 / 3.2%	4 / 1.6%	
Mean / Median Ratio of Sales:	100.95% / 100.09%	100.51% / 99.97%	101.13% / 100.26%	100.6% / 99.43%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$471,450 Average Current Yr Appr Val: \$461,953 Prev to Curr Pct Change: -2.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8548	TWIN CREEKS SOMMERSET	AKY	227	9	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 4.0%	9 / 4.0%	7 / 3.1%	2 / 0.9%	
Mean / Median Ratio of Sales:	100.66% / 99.43%	100.66% / 99.43%	97.14% / 95.86%	112.99% / 112.99%	
Count of Properties Listed:	9	9	7	2	
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%	
Average 'Days On Market':	23	23	20	34	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 4.0%	9 / 4.0%	7 / 3.1%	2 / 0.9%	
Mean / Median Ratio of Sales:	100.66% / 99.43%	100.66% / 99.43%	97.14% / 95.86%	112.99% / 112.99%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$823,133 Average Current Yr Appr Val: \$833,245 Prev to Curr Pct Change: 1.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8553	ROBINSON RIDGE #1-5, 5A, 5B	JEV	606	21	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	21 / 3.5%	20 / 3.3%	16 / 2.6%	5 / 0.8%	
Mean / Median Ratio of Sales:	100.19% / 98.13%	100.17% / 97.72%	97.87% / 97.11%	107.61% / 104.94%	
Count of Properties Listed:	21	20	16	5	
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%	
Average 'Days On Market':	57	59	47	87	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	21 / 3.5%	20 / 3.3%	16 / 2.6%	5 / 0.8%	
Mean / Median Ratio of Sales:	100.19% / 98.13%	100.17% / 97.72%	97.87% / 97.11%	107.61% / 104.94%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	3 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.50% / 0.00%	0.50% / 0.00%	0.50% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$500,930 Average Current Yr Appr Val: \$517,971 Prev to Curr Pct Change: 3.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8567 TOWN HOMES AT LEGACY TOWN CENTER CLW 119 7 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 5.9%	6 / 5.0%	4 / 3.4%	3 / 2.5%
Mean / Median Ratio of Sales:	100.55% / 98.31%	100.92% / 98.98%	101.89% / 101.21%	98.75% / 98.31%
Count of Properties Listed:	7	6	4	3
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	90	71	44	152

Qualified Conventional

Count / Pct of Sales:	7 / 5.9%	6 / 5.0%	4 / 3.4%	3 / 2.5%
Mean / Median Ratio of Sales:	100.55% / 98.31%	100.92% / 98.98%	101.89% / 101.21%	98.75% / 98.31%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$525,295

Average Current Yr Appr Val: \$525,358

Prev to Curr Pct Change: 0.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8580	PARKVIEW HEIGHTS/BELT	IRS	151	4	3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	1 / 0.7%	3 / 2.0%
Mean / Median Ratio of Sales:	95.6% / 94.22%	95.6% / 94.22%	88.44% / 88.44%	97.99% / 100%
Count of Properties Listed:	4	4	1	3
Ratio of SalePrice / ListPrice:	95%	95%	100%	94%
Average 'Days On Market':	42	42	96	24

Qualified Conventional

Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	1 / 0.7%	3 / 2.0%
Mean / Median Ratio of Sales:	95.6% / 94.22%	95.6% / 94.22%	88.44% / 88.44%	97.99% / 100%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$276,355	Average Current Yr Appr Val: \$238,832	Prev to Curr Pct Change: -13.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8582 GRAND ESTATES OF BRECKINRIDGE DMR 56 1 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	/	1 / 1.8%
Mean / Median Ratio of Sales:	101.4% / 101.4%	101.4% / 101.4%	% / %	101.4% / 101.4%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	97%	97%	%	97%
Average 'Days On Market':	129	129		129

Qualified Conventional

Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	/	1 / 1.8%
Mean / Median Ratio of Sales:	101.4% / 101.4%	101.4% / 101.4%	% / %	101.4% / 101.4%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$661,810

Average Current Yr Appr Val: \$593,357

Prev to Curr Pct Change: -10.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8592	FOREST GROVE #1, #2	DNB	108	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 2.8%	3 / 2.8%	1 / 0.9%	2 / 1.9%	
Mean / Median Ratio of Sales:	99.95% / 100.18%	99.95% / 100.18%	99.42% / 99.42%	100.21% / 100.21%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	95%	95%	98%	93%	
Average 'Days On Market':	55	55	38	64	
Qualified Conventional					
Count / Pct of Sales:	3 / 2.8%	3 / 2.8%	1 / 0.9%	2 / 1.9%	
Mean / Median Ratio of Sales:	99.95% / 100.18%	99.95% / 100.18%	99.42% / 99.42%	100.21% / 100.21%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$328,735 Average Current Yr Appr Val: \$300,271 Prev to Curr Pct Change: -8.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8592 2 ST	FOREST GROVE #1, #2 2 STORY HOMES	DNB	60	4	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 6.7%	3 / 5.0%	3 / 5.0%	1 / 1.7%	
Mean / Median Ratio of Sales:	101.88% / 100.04%	99.44% / 98.5%	99.44% / 98.5%	109.19% / 109.19%	
Count of Properties Listed:	4	3	3	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	77	51	51	156	
Qualified Conventional					
Count / Pct of Sales:	4 / 6.7%	3 / 5.0%	3 / 5.0%	1 / 1.7%	
Mean / Median Ratio of Sales:	101.88% / 100.04%	99.44% / 98.5%	99.44% / 98.5%	109.19% / 109.19%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$357,367 Average Current Yr Appr Val: \$359,490 Prev to Curr Pct Change: 0.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8600	LAKES OF LACIMA	MKN	194	11	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 5.7%	11 / 5.7%	9 / 4.6%	2 / 1.0%	
Mean / Median Ratio of Sales:	99.77% / 99.61%	99.77% / 99.61%	98.04% / 97.06%	107.57% / 107.57%	
Count of Properties Listed:	11	11	9	2	
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%	
Average 'Days On Market':	59	59	56	71	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 5.7%	11 / 5.7%	9 / 4.6%	2 / 1.0%	
Mean / Median Ratio of Sales:	99.77% / 99.61%	99.77% / 99.61%	98.04% / 97.06%	107.57% / 107.57%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,034,042

Average Current Yr Appr Val: \$1,014,242

Prev to Curr Pct Change: -1.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8601	LAKES OF LA CIMA	MKN	410	15	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	15 / 3.7%	14 / 3.4%	11 / 2.7%	4 / 1.0%	
Mean / Median Ratio of Sales:	100.58% / 100.2%	100.17% / 99.84%	100.12% / 100.2%	101.84% / 101.53%	
Count of Properties Listed:	15	14	11	4	
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%	
Average 'Days On Market':	40	34	31	67	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	15 / 3.7%	14 / 3.4%	11 / 2.7%	4 / 1.0%	
Mean / Median Ratio of Sales:	100.58% / 100.2%	100.17% / 99.84%	100.12% / 100.2%	101.84% / 101.53%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$767,082 Average Current Yr Appr Val: \$780,708 Prev to Curr Pct Change: 1.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8603 LAKES OF LA CIMA SEVEN A,B,C MKN 202 4 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.0%	3 / 1.5%	1 / 0.5%	3 / 1.5%
Mean / Median Ratio of Sales:	101.52% / 99.51%	103.75% / 104.21%	92.63% / 92.63%	104.48% / 104.21%
Count of Properties Listed:	4	3	1	3
Ratio of SalePrice / ListPrice:	98%	100%	102%	96%
Average 'Days On Market':	51	54	3	67

Qualified Conventional

Count / Pct of Sales:	4 / 2.0%	3 / 1.5%	1 / 0.5%	3 / 1.5%
Mean / Median Ratio of Sales:	101.52% / 99.51%	103.75% / 104.21%	92.63% / 92.63%	104.48% / 104.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.50% / 0.00%	0.50% / 0.00%	0.00% / 0.00%	0.50% / 0.00%

Average Previous Yr Appr Val: \$945,001

Average Current Yr Appr Val: \$1,146,282

Prev to Curr Pct Change: 21.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8610	TWIN CREEKS/LEXINGTON	RAC	132	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.3%	3 / 2.3%	1 / 0.8%	2 / 1.5%	
Mean / Median Ratio of Sales:	97.11% / 100.97%	97.11% / 100.97%	100.97% / 100.97%	95.18% / 95.18%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	96%	96%	97%	95%	
Average 'Days On Market':	49	49	42	53	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.3%	3 / 2.3%	1 / 0.8%	2 / 1.5%	
Mean / Median Ratio of Sales:	97.11% / 100.97%	97.11% / 100.97%	100.97% / 100.97%	95.18% / 95.18%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,215,348

Average Current Yr Appr Val: \$1,247,971

Prev to Curr Pct Change: 2.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8614 **QUAIL RUN** **AKY** **415** **10** **2%**

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	10 / 2.4%	10 / 2.4%	7 / 1.7%	3 / 0.7%
Mean / Median Ratio of Sales:	99.67% / 98.3%	99.67% / 98.3%	99.9% / 97.77%	99.13% / 98.83%
Count of Properties Listed:	10	10	7	3
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	55	55	56	54

Qualified Conventional

Count / Pct of Sales:	10 / 2.4%	10 / 2.4%	7 / 1.7%	3 / 0.7%
Mean / Median Ratio of Sales:	99.67% / 98.3%	99.67% / 98.3%	99.9% / 97.77%	99.13% / 98.83%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$654,737 Average Current Yr Appr Val: \$660,267 Prev to Curr Pct Change: 0.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8616 **DEERFIELD NORTH 1-5** **NSH** **224** **4** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 1.8%	4 / 1.8%	2 / 0.9%	2 / 0.9%
Mean / Median Ratio of Sales:	99.52% / 98.62%	99.52% / 98.62%	97.38% / 97.38%	101.66% / 101.66%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	100%	100%	106%	95%
Average 'Days On Market':	37	37	2	72

Qualified Conventional

Count / Pct of Sales:	4 / 1.8%	4 / 1.8%	2 / 0.9%	2 / 0.9%
Mean / Median Ratio of Sales:	99.52% / 98.62%	99.52% / 98.62%	97.38% / 97.38%	101.66% / 101.66%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$810,140

Average Current Yr Appr Val: \$897,162

Prev to Curr Pct Change: 10.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8621-2	TWIN CREEKS ASHWOOD PHASE 7A+8B	AKY	236	8	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 3.0%	7 / 3.0%	7 / 3.0%	/	
Mean / Median Ratio of Sales:	99.85% / 99.07%	99.85% / 99.07%	99.85% / 99.07%	% /	%
Count of Properties Listed:	7	7	7		
Ratio of SalePrice / ListPrice:	98%	98%	98%		%
Average 'Days On Market':	28	28	28		
Qualified Conventional					
Count / Pct of Sales:	7 / 3.0%	7 / 3.0%	7 / 3.0%	/	
Mean / Median Ratio of Sales:	99.85% / 99.07%	99.85% / 99.07%	99.85% / 99.07%	% /	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Disqualified					
Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	1 / 0.4%	/	
Mean / Median Ratio of Sales:	125.93% / 125.93%	125.93% / 125.93%	125.93% / 125.93%	% /	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$733,894 Average Current Yr Appr Val: \$714,403 Prev to Curr Pct Change: -2.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8623

SOUTHBROOK #1

JEV

247

7

3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

7 / 2.8%

7 / 2.8%

3 / 1.2%

4 / 1.6%

Mean / Median Ratio of Sales:

101.64% / 100.69%

101.64% / 100.69%

101.88% / 100.69%

101.45% / 101.18%

Count of Properties Listed:

7

7

3

4

Ratio of SalePrice / ListPrice:

98%

98%

97%

99%

Average 'Days On Market':

26

26

30

23

Qualified Conventional

Count / Pct of Sales:

7 / 2.8%

7 / 2.8%

3 / 1.2%

4 / 1.6%

Mean / Median Ratio of Sales:

101.64% / 100.69%

101.64% / 100.69%

101.88% / 100.69%

101.45% / 101.18%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

2 / 0

1 / 0

0 / 0

2 / 0

Pct of Props 'Posted' / 'Struck Off':

0.81% / 0.00%

0.40% / 0.00%

0.00% / 0.00%

0.81% / 0.00%

Average Previous Yr Appr Val: \$365,269

Average Current Yr Appr Val: \$382,396

Prev to Curr Pct Change:

4.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8624	GABLES @ NORTH HILL #13	DMR	213	8	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 3.8%	7 / 3.3%	5 / 2.3%	3 / 1.4%	
Mean / Median Ratio of Sales:	99.84% / 100.06%	98.11% / 99.85%	95.25% / 94.51%	107.47% / 110.64%	
Count of Properties Listed:	8	7	5	3	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	39	43	29	55	
Qualified Conventional					
Count / Pct of Sales:	8 / 3.8%	7 / 3.3%	5 / 2.3%	3 / 1.4%	
Mean / Median Ratio of Sales:	99.84% / 100.06%	98.11% / 99.85%	95.25% / 94.51%	107.47% / 110.64%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.47% / 0.00%	0.47% / 0.00%	0.00% / 0.00%	0.47% / 0.00%	

Average Previous Yr Appr Val: \$587,108 Average Current Yr Appr Val: \$580,096 Prev to Curr Pct Change: -1.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8626	LATERA 1,2,3,4	KLC	127	9	7%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 7.1%	9 / 7.1%	5 / 3.9%	4 / 3.1%	
Mean / Median Ratio of Sales:	100.11% / 100.65%	100.11% / 100.65%	103.4% / 100.65%	95.99% / 98.32%	
Count of Properties Listed:	9	9	5	4	
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%	
Average 'Days On Market':	67	67	72	61	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 7.1%	9 / 7.1%	5 / 3.9%	4 / 3.1%	
Mean / Median Ratio of Sales:	100.11% / 100.65%	100.11% / 100.65%	103.4% / 100.65%	95.99% / 98.32%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,353,814 Average Current Yr Appr Val: \$1,342,126 Prev to Curr Pct Change: -0.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8640	BELLA CASA #01	KMG	303	10	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 3.3%	9 / 3.0%	7 / 2.3%	3 / 1.0%	
Mean / Median Ratio of Sales:	100.55% / 99.92%	99.19% / 99.56%	99.24% / 99.56%	103.61% / 103.88%	
Count of Properties Listed:	10	9	7	3	
Ratio of SalePrice / ListPrice:	97%	98%	98%	96%	
Average 'Days On Market':	86	79	85	88	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 3.3%	9 / 3.0%	7 / 2.3%	3 / 1.0%	
Mean / Median Ratio of Sales:	100.55% / 99.92%	99.19% / 99.56%	99.24% / 99.56%	103.61% / 103.88%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.33% / 0.00%	0.33% / 0.00%	0.00% / 0.00%	0.33% / 0.00%	

Average Previous Yr Appr Val: \$432,880 Average Current Yr Appr Val: \$432,985 Prev to Curr Pct Change: 0.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8654 PRESTON LAKES #1, #3, #4 CLS 110 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	2 / 1.8%	/
Mean / Median Ratio of Sales:	99.3% / 99.3%	99.3% / 99.3%	99.3% / 99.3%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	101%	101%	101%	%
Average 'Days On Market':	7	7	7	

Qualified Conventional

Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	2 / 1.8%	/
Mean / Median Ratio of Sales:	99.3% / 99.3%	99.3% / 99.3%	99.3% / 99.3%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,126,606

Average Current Yr Appr Val: \$1,127,783

Prev to Curr Pct Change: 0.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8656 PRESTON LAKES #2, #5, #6, #7 CLW 119 3 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.5%	3 / 2.5%	1 / 0.8%	2 / 1.7%
Mean / Median Ratio of Sales:	99.86% / 99.23%	99.86% / 99.23%	96.74% / 96.74%	101.42% / 101.42%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	101%	101%	103%	101%
Average 'Days On Market':	4	4	5	4

Qualified Conventional

Count / Pct of Sales:	3 / 2.5%	3 / 2.5%	1 / 0.8%	2 / 1.7%
Mean / Median Ratio of Sales:	99.86% / 99.23%	99.86% / 99.23%	96.74% / 96.74%	101.42% / 101.42%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.68% / 0.00%	1.68% / 0.00%	0.84% / 0.00%	0.84% / 0.00%

Average Previous Yr Appr Val: \$685,621

Average Current Yr Appr Val: \$729,164

Prev to Curr Pct Change: 6.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8658	CADDO CREEK ESTATES	SDH	31	3	10%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	3 / 9.7%		3 / 9.7%		3 / 9.7%		/	
Mean / Median Ratio of Sales:	98.3 %	/ 99.68 %	98.3 %	/ 99.68 %	98.3 %	/ 99.68 %	%	/ %
Count of Properties Listed:	3		3		3			
Ratio of SalePrice / ListPrice:	96 %		96 %		96 %		%	
Average 'Days On Market':	103		103		103			
<u>Qualified Conventional</u>								
Count / Pct of Sales:	3 / 9.7%		3 / 9.7%		3 / 9.7%		/	
Mean / Median Ratio of Sales:	98.3 %	/ 99.68 %	98.3 %	/ 99.68 %	98.3 %	/ 99.68 %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$638,247

Average Current Yr Appr Val: \$643,822

Prev to Curr Pct Change: 0.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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Notice RAD Report

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8672

TRAILS OF MELISSA

SBR

191

7

4%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	7 / 3.7%	7 / 3.7%	4 / 2.1%	3 / 1.6%
Mean / Median Ratio of Sales:	99.03% / 99.88%	99.03% / 99.88%	97.86% / 98.25%	100.59% / 104.55%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	98%	98%	97%	100%
Average 'Days On Market':	67	67	53	86

Qualified Conventional

Count / Pct of Sales:	7 / 3.7%	7 / 3.7%	4 / 2.1%	3 / 1.6%
Mean / Median Ratio of Sales:	99.03% / 99.88%	99.03% / 99.88%	97.86% / 98.25%	100.59% / 104.55%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$394,051

Average Current Yr Appr Val: \$371,982

Prev to Curr Pct Change: -5.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8687	PASQUINELLI'S WESTBROOK #3	JRP	94	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	2 / 2.1%	1 / 1.1%	
Mean / Median Ratio of Sales:	98.51% / 100.05%	98.51% / 100.05%	97.74% / 97.74%	100.05% / 100.05%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	19	19	21	16	
Qualified Conventional					
Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	2 / 2.1%	1 / 1.1%	
Mean / Median Ratio of Sales:	98.51% / 100.05%	98.51% / 100.05%	97.74% / 97.74%	100.05% / 100.05%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$530,962 Average Current Yr Appr Val: \$524,726 Prev to Curr Pct Change: -1.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8704 VILLAGES OF MELISSA **KAB** **782** **30** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	30 / 3.8%	30 / 3.8%	20 / 2.6%	10 / 1.3%
Mean / Median Ratio of Sales:	99.59% / 99.88%	99.59% / 99.88%	99.41% / 99.69%	99.93% / 100.03%
Count of Properties Listed:	30	30	20	10
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%
Average 'Days On Market':	47	47	55	30

Qualified Conventional

Count / Pct of Sales:	30 / 3.8%	30 / 3.8%	20 / 2.6%	10 / 1.3%
Mean / Median Ratio of Sales:	99.59% / 99.88%	99.59% / 99.88%	99.41% / 99.69%	99.93% / 100.03%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.26% / 0.00%	0.13% / 0.00%	0.13% / 0.00%	0.13% / 0.00%

Average Previous Yr Appr Val: \$411,274

Average Current Yr Appr Val: \$400,429

Prev to Curr Pct Change: -2.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8708	CHAPEL HILL	DMR	107	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	2 / 1.9%	/	
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	93	93	93		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	2 / 1.9%	/	
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$806,655 Average Current Yr Appr Val: \$729,524 Prev to Curr Pct Change: -9.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8709	FAIRWAYS NORTH,WEST @ WESTRIDGE	MKN	515	12	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	12 / 2.3%	12 / 2.3%	10 / 1.9%	2 / 0.4%	
Mean / Median Ratio of Sales:	100.47% / 100.12%	100.47% / 100.12%	99.95% / 99.37%	103.09% / 103.09%	
Count of Properties Listed:	12	12	10	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	21	21	15	47	
Qualified Conventional					
Count / Pct of Sales:	12 / 2.3%	12 / 2.3%	10 / 1.9%	2 / 0.4%	
Mean / Median Ratio of Sales:	100.47% / 100.12%	100.47% / 100.12%	99.95% / 99.37%	103.09% / 103.09%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$472,354
 Average Current Yr Appr Val: \$469,542
 Prev to Curr Pct Change: -0.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8710 CRAIG RANCH NORTH #7, 8, 9 & 11 SLW 180 10 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 5.0%	9 / 5.0%	8 / 4.4%	1 / 0.6%
Mean / Median Ratio of Sales:	98.81% / 99.76%	98.81% / 99.76%	98.55% / 99.17%	100.9% / 100.9%
Count of Properties Listed:	9	9	8	1
Ratio of SalePrice / ListPrice:	98%	98%	97%	100%
Average 'Days On Market':	36	36	41	3

Qualified Conventional

Count / Pct of Sales:	9 / 5.0%	9 / 5.0%	8 / 4.4%	1 / 0.6%
Mean / Median Ratio of Sales:	98.81% / 99.76%	98.81% / 99.76%	98.55% / 99.17%	100.9% / 100.9%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	1 / 0.6%	1 / 0.6%	/	1 / 0.6%
Mean / Median Ratio of Sales:	108.03% / 108.03%	108.03% / 108.03%	% / %	108.03% / 108.03%
Average 'Days On Market':	2	2		2

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$431,333

Average Current Yr Appr Val: \$432,802

Prev to Curr Pct Change: 0.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8710-2 ST	N87102 STORY (CRAIG RANCH NORTH #7, 8, 9 & 11	SLW	389	16	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	15 / 3.9%	15 / 3.9%	9 / 2.3%	6 / 1.5%	
Mean / Median Ratio of Sales:	99.12% / 100.25%	99.12% / 100.25%	95.73% / 93.95%	104.2% / 104.28%	
Count of Properties Listed:	15	15	9	6	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	50	50	25	86	
Qualified Conventional					
Count / Pct of Sales:	15 / 3.9%	15 / 3.9%	9 / 2.3%	6 / 1.5%	
Mean / Median Ratio of Sales:	99.12% / 100.25%	99.12% / 100.25%	95.73% / 93.95%	104.2% / 104.28%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	/	1 / 0.3%	
Mean / Median Ratio of Sales:	142.05% / 142.05%	142.05% / 142.05%	% / %	142.05% / 142.05%	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 1	1 / 1	1 / 1	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.26% / 0.26%	0.26% / 0.26%	0.26% / 0.26%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$523,284 Average Current Yr Appr Val: \$500,858 Prev to Curr Pct Change: -4.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8718	PARKWOOD RANCH PH 1 & 2	AKJ	215	3	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 1.4%	2 / 0.9%	2 / 0.9%	1 / 0.5%	
Mean / Median Ratio of Sales:	101.82% / 99.66%	98.22% / 98.22%	98.22% / 98.22%	109.01% / 109.01%	
Count of Properties Listed:	3	2	2	1	
Ratio of SalePrice / ListPrice:	97%	98%	98%	96%	
Average 'Days On Market':	92	31	31	216	
Qualified Conventional					
Count / Pct of Sales:	3 / 1.4%	2 / 0.9%	2 / 0.9%	1 / 0.5%	
Mean / Median Ratio of Sales:	101.82% / 99.66%	98.22% / 98.22%	98.22% / 98.22%	109.01% / 109.01%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$586,334
 Average Current Yr Appr Val: \$578,016
 Prev to Curr Pct Change: -1.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8737 ASPENDALE #1,#2 SLW 285 8 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 2.8%	8 / 2.8%	4 / 1.4%	4 / 1.4%
Mean / Median Ratio of Sales:	99.9% / 99.46%	99.9% / 99.46%	102.75% / 100.37%	97.05% / 97.58%
Count of Properties Listed:	8	8	4	4
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%
Average 'Days On Market':	19	19	34	4

Qualified Conventional

Count / Pct of Sales:	8 / 2.8%	8 / 2.8%	4 / 1.4%	4 / 1.4%
Mean / Median Ratio of Sales:	99.9% / 99.46%	99.9% / 99.46%	102.75% / 100.37%	97.05% / 97.58%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$657,887

Average Current Yr Appr Val: \$661,466

Prev to Curr Pct Change: 0.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8740	WOODBIDGE #09, #12	JEV	377	4	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 1.1%	4 / 1.1%	3 / 0.8%	1 / 0.3%	
Mean / Median Ratio of Sales:	100.36% / 100.1%	100.36% / 100.1%	99.44% / 97.08%	103.12% / 103.12%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%	
Average 'Days On Market':	46	46	33	84	
Qualified Conventional					
Count / Pct of Sales:	4 / 1.1%	4 / 1.1%	3 / 0.8%	1 / 0.3%	
Mean / Median Ratio of Sales:	100.36% / 100.1%	100.36% / 100.1%	99.44% / 97.08%	103.12% / 103.12%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.27% / 0.00%	0.27% / 0.00%	0.00% / 0.00%	0.27% / 0.00%	

Average Previous Yr Appr Val: \$421,387

Average Current Yr Appr Val: \$407,990

Prev to Curr Pct Change: -3.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8741	SILHOUETTE 1-2	CEC	413	7	2%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	7 / 1.7%	6 / 1.5%	3 / 0.7%	4 / 1.0%
Mean / Median Ratio of Sales:	94.98% / 97.96%	94.18% / 95.21%	87.62% / 89.08%	100.5% / 100.73%
Count of Properties Listed:	7	6	3	4
Ratio of SalePrice / ListPrice:	99%	100%	100%	99%
Average 'Days On Market':	75	63	84	68
<u>Qualified Conventional</u>				
Count / Pct of Sales:	7 / 1.7%	6 / 1.5%	3 / 0.7%	4 / 1.0%
Mean / Median Ratio of Sales:	94.98% / 97.96%	94.18% / 95.21%	87.62% / 89.08%	100.5% / 100.73%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.24% / 0.00%	0.24% / 0.00%	0.00% / 0.00%	0.24% / 0.00%

Average Previous Yr Appr Val: \$527,961	Average Current Yr Appr Val: \$462,352	Prev to Curr Pct Change: -12.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8753	PARK TRAILS #1	DNB	188	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.1%	3 / 1.6%	3 / 1.6%	1 / 0.5%	
Mean / Median Ratio of Sales:	99.04% / 100.01%	97.26% / 97.84%	97.26% / 97.84%	104.38% / 104.38%	
Count of Properties Listed:	4	3	3	1	
Ratio of SalePrice / ListPrice:	98%	97%	97%	98%	
Average 'Days On Market':	79	60	60	137	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.1%	3 / 1.6%	3 / 1.6%	1 / 0.5%	
Mean / Median Ratio of Sales:	99.04% / 100.01%	97.26% / 97.84%	97.26% / 97.84%	104.38% / 104.38%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.53% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.53% / 0.00%	

Average Previous Yr Appr Val: \$322,355
 Average Current Yr Appr Val: \$310,971
 Prev to Curr Pct Change: -3.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8754 SUMMIT VIEW LAKE PH 1,2,3 LEM 365 9 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 2.5%	8 / 2.2%	4 / 1.1%	5 / 1.4%
Mean / Median Ratio of Sales:	97.84% / 98.64%	97.51% / 97.5%	97.53% / 96.59%	98.09% / 99.13%
Count of Properties Listed:	9	8	4	5
Ratio of SalePrice / ListPrice:	99%	99%	100%	99%
Average 'Days On Market':	35	22	12	53

Qualified Conventional

Count / Pct of Sales:	9 / 2.5%	8 / 2.2%	4 / 1.1%	5 / 1.4%
Mean / Median Ratio of Sales:	97.84% / 98.64%	97.51% / 97.5%	97.53% / 96.59%	98.09% / 99.13%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.55% / 0.00%	0.55% / 0.00%	0.55% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$432,979

Average Current Yr Appr Val: \$431,012

Prev to Curr Pct Change: -0.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8756	ESTATES AT COBB HILL #1,#2	LEM	271	8	3%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	8 / 3.0%	7 / 2.6%	5 / 1.8%	3 / 1.1%
Mean / Median Ratio of Sales:	96.42% / 96.89%	95.6% / 95.86%	93.88% / 93.22%	100.66% / 100.95%
Count of Properties Listed:	8	7	5	3
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%
Average 'Days On Market':	68	45	36	121
<u>Qualified Conventional</u>				
Count / Pct of Sales:	8 / 3.0%	7 / 2.6%	5 / 1.8%	3 / 1.1%
Mean / Median Ratio of Sales:	96.42% / 96.89%	95.6% / 95.86%	93.88% / 93.22%	100.66% / 100.95%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	2 / 0	0 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.74% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.74% / 0.00%

Average Previous Yr Appr Val: \$721,095

Average Current Yr Appr Val: \$656,900

Prev to Curr Pct Change: -8.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8761 WOLF CREEK, RESERVE, AMHERST, BROADMOOR EST GSO 147 9 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 6.1%	9 / 6.1%	5 / 3.4%	4 / 2.7%
Mean / Median Ratio of Sales:	99.55% / 100.14%	99.55% / 100.14%	96.53% / 97.16%	103.33% / 103.87%
Count of Properties Listed:	9	9	5	4
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	39	39	39	38

Qualified Conventional

Count / Pct of Sales:	9 / 6.1%	9 / 6.1%	5 / 3.4%	4 / 2.7%
Mean / Median Ratio of Sales:	99.55% / 100.14%	99.55% / 100.14%	96.53% / 97.16%	103.33% / 103.87%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,487,589

Average Current Yr Appr Val: \$1,464,885

Prev to Curr Pct Change: -1.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8786 VILLAS OF MONTE CARLO #1,2A,2B DNB 367 14 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	14 / 3.8%	14 / 3.8%	10 / 2.7%	4 / 1.1%
Mean / Median Ratio of Sales:	98.38% / 100.35%	98.38% / 100.35%	99.38% / 100.35%	95.9% / 96.87%
Count of Properties Listed:	14	14	10	4
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	51	51	38	84

Qualified Conventional

Count / Pct of Sales:	14 / 3.8%	14 / 3.8%	10 / 2.7%	4 / 1.1%
Mean / Median Ratio of Sales:	98.38% / 100.35%	98.38% / 100.35%	99.38% / 100.35%	95.9% / 96.87%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.27% / 0.00%	0.27% / 0.00%	0.27% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$303,669

Average Current Yr Appr Val: \$296,622

Prev to Curr Pct Change: -2.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8798	SOUTH GATE #1, #2 & #3	JRP	59	8	14%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 13.6%	8 / 13.6%	5 / 8.5%	3 / 5.1%	
Mean / Median Ratio of Sales:	105.65% / 101.36%	105.65% / 101.36%	106.39% / 102.68%	104.41% / 100.05%	
Count of Properties Listed:	8	8	5	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	82	82	85	76	
Qualified Conventional					
Count / Pct of Sales:	8 / 13.6%	8 / 13.6%	5 / 8.5%	3 / 5.1%	
Mean / Median Ratio of Sales:	105.65% / 101.36%	105.65% / 101.36%	106.39% / 102.68%	104.41% / 100.05%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$435,541
 Average Current Yr Appr Val: \$478,653
 Prev to Curr Pct Change: 9.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8800 BIRMINGHAM FARMS 13A13B JKF 242 9 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 3.7%	7 / 2.9%	2 / 0.8%	7 / 2.9%
Mean / Median Ratio of Sales:	99.43% / 100.05%	99.29% / 100.05%	98.05% / 98.05%	99.82% / 100.05%
Count of Properties Listed:	9	7	2	7
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	39	18	3	50

Qualified Conventional

Count / Pct of Sales:	9 / 3.7%	7 / 2.9%	2 / 0.8%	7 / 2.9%
Mean / Median Ratio of Sales:	99.43% / 100.05%	99.29% / 100.05%	98.05% / 98.05%	99.82% / 100.05%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$480,212

Average Current Yr Appr Val: \$495,615

Prev to Curr Pct Change: 3.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8803	CREEKVIEW, CYPRESS BEND #1	DNB	658	18	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	18 / 2.7%	17 / 2.6%	9 / 1.4%	9 / 1.4%	
Mean / Median Ratio of Sales:	100.89% / 99.57%	100.27% / 99.04%	98.29% / 100.1%	103.49% / 99.04%	
Count of Properties Listed:	17	16	8	9	
Ratio of SalePrice / ListPrice:	97%	97%	99%	96%	
Average 'Days On Market':	35	35	34	37	
Qualified Conventional					
Count / Pct of Sales:	18 / 2.7%	17 / 2.6%	9 / 1.4%	9 / 1.4%	
Mean / Median Ratio of Sales:	100.89% / 99.57%	100.27% / 99.04%	98.29% / 100.1%	103.49% / 99.04%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	12 / 0	12 / 0	11 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.82% / 0.00%	1.82% / 0.00%	1.67% / 0.00%	0.15% / 0.00%	

Average Previous Yr Appr Val: \$313,300 Average Current Yr Appr Val: \$301,396 Prev to Curr Pct Change: -3.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8814 HILLS OF LONE STAR KLC 98 2 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.0%	2 / 2.0%	1 / 1.0%	1 / 1.0%
Mean / Median Ratio of Sales:	100.58% / 100.58%	100.58% / 100.58%	108.9% / 108.9%	92.25% / 92.25%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	92%	92%	91%	94%
Average 'Days On Market':	83	83	95	71

Qualified Conventional

Count / Pct of Sales:	2 / 2.0%	2 / 2.0%	1 / 1.0%	1 / 1.0%
Mean / Median Ratio of Sales:	100.58% / 100.58%	100.58% / 100.58%	108.9% / 108.9%	92.25% / 92.25%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$2,015,354

Average Current Yr Appr Val: \$2,514,246

Prev to Curr Pct Change: 24.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8817 STARCREEK #1 & #2 AKY 308 5 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 1.6%	5 / 1.6%	3 / 1.0%	2 / 0.6%
Mean / Median Ratio of Sales:	96.96% / 97.6%	96.96% / 97.6%	98.3% / 98.95%	94.96% / 94.96%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	19	19	12	30

Qualified Conventional

Count / Pct of Sales:	5 / 1.6%	5 / 1.6%	3 / 1.0%	2 / 0.6%
Mean / Median Ratio of Sales:	96.96% / 97.6%	96.96% / 97.6%	98.3% / 98.95%	94.96% / 94.96%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$719,558

Average Current Yr Appr Val: \$749,202

Prev to Curr Pct Change: 4.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8817L	STARCREEK PH 1 & 2 LARGE LOTS	AKY	74	4	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 5.4%	4 / 5.4%	3 / 4.1%	1 / 1.4%	
Mean / Median Ratio of Sales:	100.73% / 98.44%	100.73% / 98.44%	101.01% / 96.98%	99.91% / 99.91%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	94%	94%	92%	100%	
Average 'Days On Market':	44	44	59	0	
Qualified Conventional					
Count / Pct of Sales:	4 / 5.4%	4 / 5.4%	3 / 4.1%	1 / 1.4%	
Mean / Median Ratio of Sales:	100.73% / 98.44%	100.73% / 98.44%	101.01% / 96.98%	99.91% / 99.91%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,108,796 Average Current Yr Appr Val: \$1,195,887 Prev to Curr Pct Change: 7.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8818CUST	SETTLEMENT @ CRAIG RANCH	HRH	63	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 3.2%	2 / 3.2%	1 / 1.6%	1 / 1.6%	
Mean / Median Ratio of Sales:	99.59% / 99.59%	99.59% / 99.59%	98.36% / 98.36%	100.83% / 100.83%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	97%	97%	95%	100%	
Average 'Days On Market':	169	169	284	54	
Qualified Conventional					
Count / Pct of Sales:	2 / 3.2%	2 / 3.2%	1 / 1.6%	1 / 1.6%	
Mean / Median Ratio of Sales:	99.59% / 99.59%	99.59% / 99.59%	98.36% / 98.36%	100.83% / 100.83%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,061,276

Average Current Yr Appr Val: \$1,312,821

Prev to Curr Pct Change: 23.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8819	COUNTRY LANE VILLAS 1,2 & 3	LAK	78	4	5%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	4 / 5.1%	3 / 3.8%	2 / 2.6%	2 / 2.6%
Mean / Median Ratio of Sales:	100.44% / 100.05%	99.2% / 95.95%	100.82% / 100.82%	100.05% / 100.05%
Count of Properties Listed:	4	3	2	2
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%
Average 'Days On Market':	47	61	84	10
<u>Qualified Conventional</u>				
Count / Pct of Sales:	4 / 5.1%	3 / 3.8%	2 / 2.6%	2 / 2.6%
Mean / Median Ratio of Sales:	100.44% / 100.05%	99.2% / 95.95%	100.82% / 100.82%	100.05% / 100.05%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$360,137

Average Current Yr Appr Val: \$375,016

Prev to Curr Pct Change: 4.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8820	CHAPEL HILL (#1 & #2)				LAK	151	9	6%
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	9 / 6.0%		8 / 5.3%		7 / 4.6%		2 / 1.3%	
Mean / Median Ratio of Sales:	101.15%	99.74%	99.4%	99.18%	98.75%	98.61%	109.57%	109.57%
Count of Properties Listed:	9		8		7		2	
Ratio of SalePrice / ListPrice:	99%		99%		100%		97%	
Average 'Days On Market':	25		17		12		72	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	9 / 6.0%		8 / 5.3%		7 / 4.6%		2 / 1.3%	
Mean / Median Ratio of Sales:	101.15%	99.74%	99.4%	99.18%	98.75%	98.61%	109.57%	109.57%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$576,299

Average Current Yr Appr Val: \$597,902

Prev to Curr Pct Change: 3.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8823 HEMMINGWAY AT CRAIG RANCH #01 EGM 357 17 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	17 / 4.8%	15 / 4.2%	9 / 2.5%	8 / 2.2%
Mean / Median Ratio of Sales:	99.9% / 100.02%	99.56% / 100.02%	98.91% / 98.83%	101.02% / 100.83%
Count of Properties Listed:	17	15	9	8
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	72	72	65	79

Qualified Conventional

Count / Pct of Sales:	17 / 4.8%	15 / 4.2%	9 / 2.5%	8 / 2.2%
Mean / Median Ratio of Sales:	99.9% / 100.02%	99.56% / 100.02%	98.91% / 98.83%	101.02% / 100.83%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	5 / 1	6 / 1	3 / 1	3 / 0
Pct of Props 'Posted' / 'Struck Off':	1.40% / 0.28%	1.68% / 0.28%	0.84% / 0.28%	0.84% / 0.00%

Average Previous Yr Appr Val: \$399,426

Average Current Yr Appr Val: \$391,632

Prev to Curr Pct Change: -1.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8846	VILLAGES AT WILLOW BAY PH #1,2	MKN	680	17	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	17 / 2.5%	15 / 2.2%	14 / 2.1%	3 / 0.4%	
Mean / Median Ratio of Sales:	98.99% / 99.99%	98.71% / 99.99%	99.26% / 100.11%	97.77% / 95.86%	
Count of Properties Listed:	17	15	14	3	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	47	39	31	121	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	17 / 2.5%	15 / 2.2%	14 / 2.1%	3 / 0.4%	
Mean / Median Ratio of Sales:	98.99% / 99.99%	98.71% / 99.99%	99.26% / 100.11%	97.77% / 95.86%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.15% / 0.00%	0.15% / 0.00%	0.15% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$696,816
 Average Current Yr Appr Val: \$685,310
 Prev to Curr Pct Change: -1.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8856	CREEKSIDE EST #3&4	JKF	316	11	3%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		11 / 3.5%	11 / 3.5%	7 / 2.2%	4 / 1.3%
Mean / Median Ratio of Sales:		100.34% / 99.91%	100.34% / 99.91%	100.31% / 100.41%	100.38% / 99.78%
Count of Properties Listed:		10	10	6	4
Ratio of SalePrice / ListPrice:		98%	98%	99%	97%
Average 'Days On Market':		31	31	19	48
<u>Qualified Conventional</u>					
Count / Pct of Sales:		11 / 3.5%	11 / 3.5%	7 / 2.2%	4 / 1.3%
Mean / Median Ratio of Sales:		100.34% / 99.91%	100.34% / 99.91%	100.31% / 100.41%	100.38% / 99.78%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$591,516
 Average Current Yr Appr Val: \$585,447
 Prev to Curr Pct Change: -1.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8858

SILVER CREEK EST I & KATES CROSSING

JRP

59

1

2%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	/	1 / 1.7%
Mean / Median Ratio of Sales:	99.86% / 99.86%	99.86% / 99.86%	% / %	99.86% / 99.86%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	99%	99%	%	99%
Average 'Days On Market':	4	4		4
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	/	1 / 1.7%
Mean / Median Ratio of Sales:	99.86% / 99.86%	99.86% / 99.86%	% / %	99.86% / 99.86%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$437,733

Average Current Yr Appr Val: \$412,121

Prev to Curr Pct Change: -5.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8859	COLINA CREEK ESTATES	JRP	122	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.6%	2 / 1.6%	2 / 1.6%	/	
Mean / Median Ratio of Sales:	100.62% / 100.62%	100.62% / 100.62%	100.62% / 100.62%	% /	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	33	33	33		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.6%	2 / 1.6%	2 / 1.6%	/	
Mean / Median Ratio of Sales:	100.62% / 100.62%	100.62% / 100.62%	100.62% / 100.62%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$564,067 Average Current Yr Appr Val: \$538,434 Prev to Curr Pct Change: -4.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8888	ROLLING RIDGE ESTATES #4; HUNTERS LANDING #5	DMR	228	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 2.6%	5 / 2.2%	2 / 0.9%	4 / 1.8%	
Mean / Median Ratio of Sales:	96.12% / 97.78%	96.2% / 99.86%	100.85% / 100.85%	93.75% / 93.05%	
Count of Properties Listed:	6	5	2	4	
Ratio of SalePrice / ListPrice:	98%	98%	101%	96%	
Average 'Days On Market':	81	72	23	110	
Qualified Conventional					
Count / Pct of Sales:	6 / 2.6%	5 / 2.2%	2 / 0.9%	4 / 1.8%	
Mean / Median Ratio of Sales:	96.12% / 97.78%	96.2% / 99.86%	100.85% / 100.85%	93.75% / 93.05%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$813,005 Average Current Yr Appr Val: \$822,306 Prev to Curr Pct Change: 1.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8890 CROWN RIDGE 1,1A, 2,3A,3B,4A,4B SLW 557 19 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	19 / 3.4%	19 / 3.4%	14 / 2.5%	5 / 0.9%
Mean / Median Ratio of Sales:	101.13% / 100.6%	101.13% / 100.6%	101.95% / 102.18%	98.84% / 100.11%
Count of Properties Listed:	19	19	14	5
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	21	21	15	39

Qualified Conventional

Count / Pct of Sales:	19 / 3.4%	19 / 3.4%	14 / 2.5%	5 / 0.9%
Mean / Median Ratio of Sales:	101.13% / 100.6%	101.13% / 100.6%	101.95% / 102.18%	98.84% / 100.11%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.36% / 0.00%	0.18% / 0.00%	0.00% / 0.00%	0.36% / 0.00%

Average Previous Yr Appr Val: \$677,542

Average Current Yr Appr Val: \$697,523

Prev to Curr Pct Change: 2.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8902 **ROLLING RIDGE #5** **CLS** **89**

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$963,290 Average Current Yr Appr Val: \$988,466 Prev to Curr Pct Change: 2.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8916

THE CASCADES #1,#2

SLW

190

5

3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 2.6%	5 / 2.6%	1 / 0.5%	4 / 2.1%
Mean / Median Ratio of Sales:	99.75% / 96.71%	99.75% / 96.71%	96.21% / 96.21%	100.63% / 100.25%
Count of Properties Listed:	5	5	1	4
Ratio of SalePrice / ListPrice:	98%	98%	100%	98%
Average 'Days On Market':	70	70	4	87

Qualified Conventional

Count / Pct of Sales:	5 / 2.6%	5 / 2.6%	1 / 0.5%	4 / 2.1%
Mean / Median Ratio of Sales:	99.75% / 96.71%	99.75% / 96.71%	96.21% / 96.21%	100.63% / 100.25%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$815,298

Average Current Yr Appr Val: \$812,016

Prev to Curr Pct Change: -0.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8925	PECAN RIDGE ESTATES (#1 & #2)	SLW	215	11	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 4.7%	10 / 4.7%	7 / 3.3%	3 / 1.4%	
Mean / Median Ratio of Sales:	99.82% / 98.67%	99.82% / 98.67%	98.59% / 97.51%	102.67% / 100.23%	
Count of Properties Listed:	10	10	7	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	38	38	41	31	
Qualified Conventional					
Count / Pct of Sales:	10 / 4.7%	10 / 4.7%	7 / 3.3%	3 / 1.4%	
Mean / Median Ratio of Sales:	99.82% / 98.67%	99.82% / 98.67%	98.59% / 97.51%	102.67% / 100.23%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	1 / 0.5%	/	
Mean / Median Ratio of Sales:	100.56% / 100.56%	100.56% / 100.56%	100.56% / 100.56%	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$422,769 Average Current Yr Appr Val: \$423,880 Prev to Curr Pct Change: 0.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8931	SWEETWATER CROSSING PH 1&2	LHR	199	10	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 5.0%	9 / 4.5%	6 / 3.0%	4 / 2.0%	
Mean / Median Ratio of Sales:	99.48% / 100.22%	99.56% / 101.65%	99.05% / 99.06%	100.12% / 101.24%	
Count of Properties Listed:	10	9	6	4	
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%	
Average 'Days On Market':	37	35	22	61	
Qualified Conventional					
Count / Pct of Sales:	10 / 5.0%	9 / 4.5%	6 / 3.0%	4 / 2.0%	
Mean / Median Ratio of Sales:	99.48% / 100.22%	99.56% / 101.65%	99.05% / 99.06%	100.12% / 101.24%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$333,872 Average Current Yr Appr Val: \$325,673 Prev to Curr Pct Change: -2.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8933	AVIGNON WINDHAVEN #1 & #2	CLS	217	10	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	10 / 4.6%	10 / 4.6%	7 / 3.2%	3 / 1.4%	
Mean / Median Ratio of Sales:	99.9% / 99.19%	99.9% / 99.19%	98.63% / 99.02%	102.88% / 101.98%	
Count of Properties Listed:	10	10	7	3	
Ratio of SalePrice / ListPrice:	97%	97%	98%	95%	
Average 'Days On Market':	32	32	18	66	
Qualified Conventional					
Count / Pct of Sales:	10 / 4.6%	10 / 4.6%	7 / 3.2%	3 / 1.4%	
Mean / Median Ratio of Sales:	99.9% / 99.19%	99.9% / 99.19%	98.63% / 99.02%	102.88% / 101.98%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,102,906
 Average Current Yr Appr Val: \$1,156,653
 Prev to Curr Pct Change: 4.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N8934 CYPRESS CREEK 1 & 2 KMG 286 5 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 1.7%	5 / 1.7%	3 / 1.0%	2 / 0.7%
Mean / Median Ratio of Sales:	98.97% / 99.59%	98.97% / 99.59%	98.28% / 98.89%	100.01% / 100.01%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	41	41	44	37

Qualified Conventional

Count / Pct of Sales:	5 / 1.7%	5 / 1.7%	3 / 1.0%	2 / 0.7%
Mean / Median Ratio of Sales:	98.97% / 99.59%	98.97% / 99.59%	98.28% / 98.89%	100.01% / 100.01%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.35% / 0.00%	0.35% / 0.00%	0.00% / 0.00%	0.35% / 0.00%

Average Previous Yr Appr Val: \$792,529

Average Current Yr Appr Val: \$813,777

Prev to Curr Pct Change: 2.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8935	BROOKS FARM #12	RAC	71	8	11%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 11.3%	8 / 11.3%	6 / 8.5%	2 / 2.8%	
Mean / Median Ratio of Sales:	101.86% / 100.82%	101.86% / 100.82%	101.31% / 100.82%	103.52% / 103.52%	
Count of Properties Listed:	8	8	6	2	
Ratio of SalePrice / ListPrice:	94%	94%	96%	89%	
Average 'Days On Market':	52	52	55	44	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 11.3%	8 / 11.3%	6 / 8.5%	2 / 2.8%	
Mean / Median Ratio of Sales:	101.86% / 100.82%	101.86% / 100.82%	101.31% / 100.82%	103.52% / 103.52%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,596,039

Average Current Yr Appr Val: \$1,374,636

Prev to Curr Pct Change: -13.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8936	WATERSTONE ESTATES #1,2	HRH	265	13	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	13 / 4.9%	13 / 4.9%	7 / 2.6%	6 / 2.3%	
Mean / Median Ratio of Sales:	105.07% / 104.07%	105.07% / 104.07%	104.54% / 106.73%	105.69% / 103.78%	
Count of Properties Listed:	13	13	7	6	
Ratio of SalePrice / ListPrice:	99%	99%	98%	99%	
Average 'Days On Market':	79	79	86	70	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	13 / 4.9%	13 / 4.9%	7 / 2.6%	6 / 2.3%	
Mean / Median Ratio of Sales:	105.07% / 104.07%	105.07% / 104.07%	104.54% / 106.73%	105.69% / 103.78%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.38% / 0.00%	0.38% / 0.00%	0.00% / 0.00%	0.38% / 0.00%	

Average Previous Yr Appr Val: \$982,228
 Average Current Yr Appr Val: \$1,061,041
 Prev to Curr Pct Change: 8.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8937	HEATHERWOOD #1 & 2B	JEV	482	18	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	17 / 3.5%	16 / 3.3%	10 / 2.1%	7 / 1.5%	
Mean / Median Ratio of Sales:	101.1% / 100.36%	100.87% / 100.2%	98.08% / 98.17%	105.42% / 104.77%	
Count of Properties Listed:	17	16	10	7	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	46	49	28	72	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	17 / 3.5%	16 / 3.3%	10 / 2.1%	7 / 1.5%	
Mean / Median Ratio of Sales:	101.1% / 100.36%	100.87% / 100.2%	98.08% / 98.17%	105.42% / 104.77%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.2%	1 / 0.2%	1 / 0.2%	/	
Mean / Median Ratio of Sales:	141.99% / 141.99%	141.99% / 141.99%	141.99% / 141.99%	% / %	
Average 'Days On Market':	51	51	51		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	2 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.83% / 0.00%	0.83% / 0.00%	0.41% / 0.00%	0.41% / 0.00%	

Average Previous Yr Appr Val: \$479,675

Average Current Yr Appr Val: \$473,150

Prev to Curr Pct Change: -1.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N8963	WEST CROSSING PH 1-5	LHR	512	27	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	27 / 5.3%	25 / 4.9%	19 / 3.7%	8 / 1.6%	
Mean / Median Ratio of Sales:	102.04% / 100.41%	101.63% / 100.06%	99.5% / 99.73%	108.07% / 107.32%	
Count of Properties Listed:	27	25	19	8	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	57	54	43	91	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	27 / 5.3%	25 / 4.9%	19 / 3.7%	8 / 1.6%	
Mean / Median Ratio of Sales:	102.04% / 100.41%	101.63% / 100.06%	99.5% / 99.73%	108.07% / 107.32%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	7 / 1	8 / 1	8 / 1	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.37% / 0.20%	1.56% / 0.20%	1.56% / 0.20%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$382,564 Average Current Yr Appr Val: \$371,938 Prev to Curr Pct Change: -2.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9017	CLAREMONT SPRINGS/FOX GLEN	RAC	98	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 2.0%	2 / 2.0%	1 / 1.0%	1 / 1.0%	
Mean / Median Ratio of Sales:	102.19% / 102.19%	102.19% / 102.19%	106.02% / 106.02%	98.35% / 98.35%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	95%	95%	98%	93%	
Average 'Days On Market':	123	123	97	149	
Qualified Conventional					
Count / Pct of Sales:	2 / 2.0%	2 / 2.0%	1 / 1.0%	1 / 1.0%	
Mean / Median Ratio of Sales:	102.19% / 102.19%	102.19% / 102.19%	106.02% / 106.02%	98.35% / 98.35%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,205,496

Average Current Yr Appr Val: \$1,021,934

Prev to Curr Pct Change: -15.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9021	SADDLE CLUB #1 & #2	AKY	271	8	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 3.0%	7 / 2.6%	3 / 1.1%	5 / 1.8%	
Mean / Median Ratio of Sales:	99.6% / 99.93%	98.44% / 98.52%	97.3% / 94.89%	100.98% / 101.34%	
Count of Properties Listed:	8	7	3	5	
Ratio of SalePrice / ListPrice:	98%	98%	100%	97%	
Average 'Days On Market':	46	29	21	61	
Qualified Conventional					
Count / Pct of Sales:	8 / 3.0%	7 / 2.6%	3 / 1.1%	5 / 1.8%	
Mean / Median Ratio of Sales:	99.6% / 99.93%	98.44% / 98.52%	97.3% / 94.89%	100.98% / 101.34%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$424,632 Average Current Yr Appr Val: \$464,342 Prev to Curr Pct Change: 9.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9021-TH **SADDLE CLUB TOWN HOMES** **AKY** **59** **2** **3%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.4%	2 / 3.4%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:	101.54% / 101.54%	101.54% / 101.54%	96.85% / 96.85%	106.23% / 106.23%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	57	57	14	100

Qualified Conventional

Count / Pct of Sales:	2 / 3.4%	2 / 3.4%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:	101.54% / 101.54%	101.54% / 101.54%	96.85% / 96.85%	106.23% / 106.23%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	3.39% / 0.00%	3.39% / 0.00%	3.39% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$350,625

Average Current Yr Appr Val: \$337,952

Prev to Curr Pct Change: -3.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9059

VILLAS OF COTTONWOOD CRK

AKY

58

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$467,005

Average Current Yr Appr Val: \$457,447

Prev to Curr Pct Change: -2.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9059-TH	VILLAS@COTTONWOOD CRKTOWNHOMES	AKY	110	7	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 6.4%	5 / 4.5%	4 / 3.6%	3 / 2.7%	
Mean / Median Ratio of Sales:	96.79% / 98.54%	95.09% / 98.25%	94.3% / 94.11%	100.11% / 100.3%	
Count of Properties Listed:	7	5	4	3	
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%	
Average 'Days On Market':	51	22	12	103	
Qualified Conventional					
Count / Pct of Sales:	7 / 6.4%	5 / 4.5%	4 / 3.6%	3 / 2.7%	
Mean / Median Ratio of Sales:	96.79% / 98.54%	95.09% / 98.25%	94.3% / 94.11%	100.11% / 100.3%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$390,593 Average Current Yr Appr Val: \$380,962 Prev to Curr Pct Change: -2.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9095 HERITAGE EAST A #1, GRAND HERITAGE EAST A#2 CLP 347 17 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	17 / 4.9%	16 / 4.6%	9 / 2.6%	8 / 2.3%
Mean / Median Ratio of Sales:	98.89% / 100.07%	98.94% / 100.57%	96.32% / 99.07%	101.78% / 102.49%
Count of Properties Listed:	17	16	9	8
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	64	64	67	60

Qualified Conventional

Count / Pct of Sales:	17 / 4.9%	16 / 4.6%	9 / 2.6%	8 / 2.3%
Mean / Median Ratio of Sales:	98.89% / 100.07%	98.94% / 100.57%	96.32% / 99.07%	101.78% / 102.49%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 1	0 / 1	0 / 1	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.29% / 0.29%	0.00% / 0.29%	0.00% / 0.29%	0.29% / 0.00%

Average Previous Yr Appr Val: \$324,620

Average Current Yr Appr Val: \$299,111

Prev to Curr Pct Change: -7.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9098	SOUTHRIDGE ESTATES #1 & #2	RAC	93	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	1 / 1.1%	2 / 2.2%	
Mean / Median Ratio of Sales:	97.72% / 99.31%	97.72% / 99.31%	90.61% / 90.61%	101.28% / 101.28%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	93%	93%	96%	91%	
Average 'Days On Market':	105	105	9	153	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	1 / 1.1%	2 / 2.2%	
Mean / Median Ratio of Sales:	97.72% / 99.31%	97.72% / 99.31%	90.61% / 90.61%	101.28% / 101.28%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,088,334 Average Current Yr Appr Val: \$1,090,510 Prev to Curr Pct Change: 0.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9137	Hidden Creek 1,2,3,4	MKN	387	12	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		12 / 3.1%	12 / 3.1%	9 / 2.3%	3 / 0.8%
Mean / Median Ratio of Sales:		102.47% / 100.41%	102.47% / 100.41%	99.53% / 96.89%	111.27% / 115.1%
Count of Properties Listed:		12	12	9	3
Ratio of SalePrice / ListPrice:		97%	97%	98%	96%
Average 'Days On Market':		44	44	43	47
<u>Qualified Conventional</u>					
Count / Pct of Sales:		12 / 3.1%	12 / 3.1%	9 / 2.3%	3 / 0.8%
Mean / Median Ratio of Sales:		102.47% / 100.41%	102.47% / 100.41%	99.53% / 96.89%	111.27% / 115.1%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$349,045

Average Current Yr Appr Val: \$395,677

Prev to Curr Pct Change: 13.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9144	PRESTON MEADOW	JRP	44	3	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 6.8%	3 / 6.8%	2 / 4.5%	1 / 2.3%	
Mean / Median Ratio of Sales:	97.25% / 97.53%	97.25% / 97.53%	97.11% / 97.11%	97.53% / 97.53%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%	
Average 'Days On Market':	42	42	53	19	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 6.8%	3 / 6.8%	2 / 4.5%	1 / 2.3%	
Mean / Median Ratio of Sales:	97.25% / 97.53%	97.25% / 97.53%	97.11% / 97.11%	97.53% / 97.53%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,175,274 Average Current Yr Appr Val: \$1,217,347 Prev to Curr Pct Change: 3.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9149 ESTATES OF VERONA #01 & #02 LEM 156 6 4%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.8%	6 / 3.8%	5 / 3.2%	1 / 0.6%
Mean / Median Ratio of Sales:	100.78% / 100.19%	100.78% / 100.19%	101.62% / 103.79%	96.59% / 96.59%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	96%	96%	95%	98%
Average 'Days On Market':	23	23	23	22

Qualified Conventional

Count / Pct of Sales:	6 / 3.8%	6 / 3.8%	5 / 3.2%	1 / 0.6%
Mean / Median Ratio of Sales:	100.78% / 100.19%	100.78% / 100.19%	101.62% / 103.79%	96.59% / 96.59%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$885,409

Average Current Yr Appr Val: \$909,340

Prev to Curr Pct Change: 2.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9186	LAKES OF PROSPER	KAB	636	27	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	27 / 4.2%	27 / 4.2%	18 / 2.8%	9 / 1.4%	
Mean / Median Ratio of Sales:	99.25% / 99.63%	99.25% / 99.63%	98.87% / 99.94%	100.01% / 99.63%	
Count of Properties Listed:	27	27	18	9	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	59	59	64	49	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	27 / 4.2%	27 / 4.2%	18 / 2.8%	9 / 1.4%	
Mean / Median Ratio of Sales:	99.25% / 99.63%	99.25% / 99.63%	98.87% / 99.94%	100.01% / 99.63%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$732,743					
Average Current Yr Appr Val: \$705,660			Prev to Curr Pct Change: -3.7 %		
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
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Notice RAD Report					
(All Nbhds)					
Prepared by Collin Central Appraisal District					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9188

WOODBIDGE #4B, 10B/C, 13

JEV

608

13

2%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	13 / 2.1%	13 / 2.1%	7 / 1.2%	6 / 1.0%
Mean / Median Ratio of Sales:	99.83% / 100.94%	99.83% / 100.94%	101.44% / 100.94%	97.96% / 98.09%
Count of Properties Listed:	13	13	7	6
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	33	33	20	48
<u>Qualified Conventional</u>				
Count / Pct of Sales:	13 / 2.1%	13 / 2.1%	7 / 1.2%	6 / 1.0%
Mean / Median Ratio of Sales:	99.83% / 100.94%	99.83% / 100.94%	101.44% / 100.94%	97.96% / 98.09%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$505,404

Average Current Yr Appr Val: \$543,070

Prev to Curr Pct Change: 7.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$588,796

Average Current Yr Appr Val: \$604,884

Prev to Curr Pct Change: 2.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9201	VILLAS@TWIN CREEKS #2 & TH FROM #3	AKY	112	3	3%
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 2.7%	3 / 2.7%	1 / 0.9%	2 / 1.8%	
Mean / Median Ratio of Sales:	99.18% / 100.07%	99.18% / 100.07%	95.07% / 95.07%	101.24% / 101.24%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	55	55	22	71	
Qualified Conventional					
Count / Pct of Sales:	3 / 2.7%	3 / 2.7%	1 / 0.9%	2 / 1.8%	
Mean / Median Ratio of Sales:	99.18% / 100.07%	99.18% / 100.07%	95.07% / 95.07%	101.24% / 101.24%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.89% / 0.00%	0.89% / 0.00%	0.00% / 0.00%	0.89% / 0.00%	

Average Previous Yr Appr Val: \$406,229

Average Current Yr Appr Val: \$387,973

Prev to Curr Pct Change: -4.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9206	CEDAR RIDGE ESTATES	DMR	110	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 1.8%	1 / 0.9%	1 / 0.9%	1 / 0.9%	
Mean / Median Ratio of Sales:	100.47% / 100.47%	96.79% / 96.79%	96.79% / 96.79%	104.14% / 104.14%	
Count of Properties Listed:	2	1	1	1	
Ratio of SalePrice / ListPrice:	97%	98%	98%	96%	
Average 'Days On Market':	103	63	63	144	
Qualified Conventional					
Count / Pct of Sales:	2 / 1.8%	1 / 0.9%	1 / 0.9%	1 / 0.9%	
Mean / Median Ratio of Sales:	100.47% / 100.47%	96.79% / 96.79%	96.79% / 96.79%	104.14% / 104.14%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$615,562 Average Current Yr Appr Val: \$587,413 Prev to Curr Pct Change: -4.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9222 WYLIE LAKES #1A,2A,2B SDH 196 8 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 4.1%	8 / 4.1%	5 / 2.6%	3 / 1.5%
Mean / Median Ratio of Sales:	99.05% / 100.1%	99.05% / 100.1%	98.88% / 98.97%	99.33% / 101.76%
Count of Properties Listed:	8	8	5	3
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%
Average 'Days On Market':	37	37	20	65

Qualified Conventional

Count / Pct of Sales:	8 / 4.1%	8 / 4.1%	5 / 2.6%	3 / 1.5%
Mean / Median Ratio of Sales:	99.05% / 100.1%	99.05% / 100.1%	98.88% / 98.97%	99.33% / 101.76%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$423,663

Average Current Yr Appr Val: \$432,030

Prev to Curr Pct Change: 1.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9230	MORGAN CROSSING PH 1-4	CEC	283	12	4%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	12 / 4.2%	11 / 3.9%	7 / 2.5%	5 / 1.8%
Mean / Median Ratio of Sales:	99.83% / 99.77%	100.13% / 100.78%	98.56% / 96.25%	101.61% / 101.53%
Count of Properties Listed:	12	11	7	5
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%
Average 'Days On Market':	32	33	34	30
<u>Qualified Conventional</u>				
Count / Pct of Sales:	12 / 4.2%	11 / 3.9%	7 / 2.5%	5 / 1.8%
Mean / Median Ratio of Sales:	99.83% / 99.77%	100.13% / 100.78%	98.56% / 96.25%	101.61% / 101.53%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$547,867	Average Current Yr Appr Val: \$549,420	Prev to Curr Pct Change:	0.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9232 SADDLERIDGE #14 AKY 152 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	3 / 2.0%	/
Mean / Median Ratio of Sales:	96.96% / 97.2%	96.96% / 97.2%	96.96% / 97.2%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	94%	94%	94%	%
Average 'Days On Market':	27	27	27	

Qualified Conventional

Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	3 / 2.0%	/
Mean / Median Ratio of Sales:	96.96% / 97.2%	96.96% / 97.2%	96.96% / 97.2%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,038,362

Average Current Yr Appr Val: \$1,150,353

Prev to Curr Pct Change: 10.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9235 **CIMARRON & EDGEWOOD 1 & 2** **GSO** **90** **2** **2%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	/	1 / 1.1%
Mean / Median Ratio of Sales:	98.39% / 98.39%	98.39% / 98.39%	% / %	98.39% / 98.39%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	97%	97%	%	97%
Average 'Days On Market':	36	36		36

Qualified Conventional

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	/	1 / 1.1%
Mean / Median Ratio of Sales:	98.39% / 98.39%	98.39% / 98.39%	% / %	98.39% / 98.39%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	156.76% / 156.76%	156.76% / 156.76%	156.76% / 156.76%	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,177,884

Average Current Yr Appr Val: \$1,317,754

Prev to Curr Pct Change: 11.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9253 PRESTON VILLAGE PH I & II - TOWNHOMES CLW 119 10 8%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 7.6%	9 / 7.6%	6 / 5.0%	3 / 2.5%
Mean / Median Ratio of Sales:	100.47% / 100.15%	100.47% / 100.15%	101.22% / 100.4%	98.96% / 98.8%
Count of Properties Listed:	8	8	5	3
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%
Average 'Days On Market':	34	34	46	15

Qualified Conventional

Count / Pct of Sales:	9 / 7.6%	9 / 7.6%	6 / 5.0%	3 / 2.5%
Mean / Median Ratio of Sales:	100.47% / 100.15%	100.47% / 100.15%	101.22% / 100.4%	98.96% / 98.8%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	1 / 0.8%	1 / 0.8%	1 / 0.8%	/
Mean / Median Ratio of Sales:	105.87% / 105.87%	105.87% / 105.87%	105.87% / 105.87%	% / %
Average 'Days On Market':	84	84	84	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$557,593

Average Current Yr Appr Val: \$547,661

Prev to Curr Pct Change: -1.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9259	CUMBERLAND CROSSINGS #13	AKY	379	8	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 2.1%	8 / 2.1%	6 / 1.6%	2 / 0.5%	
Mean / Median Ratio of Sales:	99.76% / 98.5%	99.76% / 98.5%	99.32% / 97.21%	101.06% / 101.06%	
Count of Properties Listed:	8	8	6	2	
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%	
Average 'Days On Market':	51	51	51	52	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 2.1%	8 / 2.1%	6 / 1.6%	2 / 0.5%	
Mean / Median Ratio of Sales:	99.76% / 98.5%	99.76% / 98.5%	99.32% / 97.21%	101.06% / 101.06%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$822,912 Average Current Yr Appr Val: \$854,436 Prev to Curr Pct Change: 3.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9263	TWIN CREEKS 8C&D	AKY	81	6	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 7.4%	3 / 3.7%	1 / 1.2%	5 / 6.2%	
Mean / Median Ratio of Sales:	94.12% / 97.27%	95.21% / 98.08%	98.08% / 98.08%	93.33% / 96.46%	
Count of Properties Listed:	6	3	1	5	
Ratio of SalePrice / ListPrice:	99%	98%	99%	98%	
Average 'Days On Market':	44	21	2	52	
Qualified Conventional					
Count / Pct of Sales:	6 / 7.4%	3 / 3.7%	1 / 1.2%	5 / 6.2%	
Mean / Median Ratio of Sales:	94.12% / 97.27%	95.21% / 98.08%	98.08% / 98.08%	93.33% / 96.46%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$916,340
 Average Current Yr Appr Val: \$982,833
 Prev to Curr Pct Change: 7.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9278 CREEKVIEW ESTATES #1, #2A DNB 242 8 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 3.3%	8 / 3.3%	3 / 1.2%	5 / 2.1%
Mean / Median Ratio of Sales:	97.24% / 94.08%	97.24% / 94.08%	92.32% / 93.64%	100.2% / 100.09%
Count of Properties Listed:	8	8	3	5
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%
Average 'Days On Market':	56	56	17	80

Qualified Conventional

Count / Pct of Sales:	8 / 3.3%	8 / 3.3%	3 / 1.2%	5 / 2.1%
Mean / Median Ratio of Sales:	97.24% / 94.08%	97.24% / 94.08%	92.32% / 93.64%	100.2% / 100.09%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.41% / 0.00%	0.41% / 0.00%	0.41% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$514,956

Average Current Yr Appr Val: \$503,444

Prev to Curr Pct Change: -2.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9281 NORTHPOINTE CROSSING #1 NORTH,SOUTH LHR 269 8 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 3.0%	8 / 3.0%	7 / 2.6%	1 / 0.4%
Mean / Median Ratio of Sales:	101.37% / 100.12%	101.37% / 100.12%	99.93% / 96.94%	111.45% / 111.45%
Count of Properties Listed:	8	8	7	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%
Average 'Days On Market':	35	35	37	20

Qualified Conventional

Count / Pct of Sales:	8 / 3.0%	8 / 3.0%	7 / 2.6%	1 / 0.4%
Mean / Median Ratio of Sales:	101.37% / 100.12%	101.37% / 100.12%	99.93% / 96.94%	111.45% / 111.45%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	6 / 0	6 / 0	4 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	2.23% / 0.00%	2.23% / 0.00%	1.49% / 0.00%	0.74% / 0.00%

Average Previous Yr Appr Val: \$321,711

Average Current Yr Appr Val: \$316,819

Prev to Curr Pct Change: -1.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9286 PASQUINELLIS WILLOW CREST SFR MKN 159 5 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.1%	5 / 3.1%	4 / 2.5%	1 / 0.6%
Mean / Median Ratio of Sales:	100.47% / 100.17%	100.47% / 100.17%	101.35% / 101.01%	96.96% / 96.96%
Count of Properties Listed:	5	5	4	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	24	24	5	99

Qualified Conventional

Count / Pct of Sales:	5 / 3.1%	5 / 3.1%	4 / 2.5%	1 / 0.6%
Mean / Median Ratio of Sales:	100.47% / 100.17%	100.47% / 100.17%	101.35% / 101.01%	96.96% / 96.96%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$628,511

Average Current Yr Appr Val: \$701,613

Prev to Curr Pct Change: 11.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9287TH	PASQUINELLIS WILLOW CREST #2 & 4, THMS	MKN	173	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 2.9%	4 / 2.3%	3 / 1.7%	2 / 1.2%	
Mean / Median Ratio of Sales:	101.68% / 99.88%	102.52% / 102.36%	101.75% / 99.88%	101.58% / 101.58%	
Count of Properties Listed:	5	4	3	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	23	20	17	33	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 2.9%	4 / 2.3%	3 / 1.7%	2 / 1.2%	
Mean / Median Ratio of Sales:	101.68% / 99.88%	102.52% / 102.36%	101.75% / 99.88%	101.58% / 101.58%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$443,480 Average Current Yr Appr Val: \$430,571 Prev to Curr Pct Change: -2.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9295 VILLAS IN THE PARK 1 AND 2 LAK 197 16 8%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	16 / 8.1%	16 / 8.1%	12 / 6.1%	4 / 2.0%
Mean / Median Ratio of Sales:	97.73% / 98.98%	97.73% / 98.98%	97.43% / 97.6%	98.6% / 99.6%
Count of Properties Listed:	16	16	12	4
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	53	53	47	71

Qualified Conventional

Count / Pct of Sales:	16 / 8.1%	16 / 8.1%	12 / 6.1%	4 / 2.0%
Mean / Median Ratio of Sales:	97.73% / 98.98%	97.73% / 98.98%	97.43% / 97.6%	98.6% / 99.6%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$385,985

Average Current Yr Appr Val: \$363,371

Prev to Curr Pct Change: -5.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9295-SFR	VILLAS IN THE PARKSING. FAMILY	LAK	32		
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	3.13% / 0.00%	3.13% / 0.00%	3.13% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$488,946 Average Current Yr Appr Val: \$497,009 Prev to Curr Pct Change: 1.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9313A	TRAILS OF GLENWOOD,FIRST TEXAS,DR HORTON	KER	318	7	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 1.9%	5 / 1.6%	3 / 0.9%	3 / 0.9%	
Mean / Median Ratio of Sales:	99.08% / 99.94%	98.82% / 99.6%	98.65% / 99.6%	99.52% / 100.42%	
Count of Properties Listed:	6	5	3	3	
Ratio of SalePrice / ListPrice:	99%	98%	99%	98%	
Average 'Days On Market':	66	48	9	123	
Qualified Conventional					
Count / Pct of Sales:	6 / 1.9%	5 / 1.6%	3 / 0.9%	3 / 0.9%	
Mean / Median Ratio of Sales:	99.08% / 99.94%	98.82% / 99.6%	98.65% / 99.6%	99.52% / 100.42%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.3%	1 / 0.3%	1 / 0.3%	/	
Mean / Median Ratio of Sales:	103.3% / 103.3%	103.3% / 103.3%	103.3% / 103.3%	% / %	
Average 'Days On Market':	0	0	0		
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.31% / 0.00%	0.31% / 0.00%	0.00% / 0.00%	0.31% / 0.00%	

Average Previous Yr Appr Val: \$698,573 Average Current Yr Appr Val: \$659,633 Prev to Curr Pct Change: -5.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9313B	TRAILS OF GLENWOOD GRAND HOMES	KER	206	6	3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	6 / 2.9%	5 / 2.4%	3 / 1.5%	3 / 1.5%
Mean / Median Ratio of Sales:	102.21% / 99.82%	103.34% / 103.08%	97.27% / 95.2%	107.15% / 106.34%
Count of Properties Listed:	6	5	3	3
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	24	26	18	30

Qualified Conventional

Count / Pct of Sales:	6 / 2.9%	5 / 2.4%	3 / 1.5%	3 / 1.5%
Mean / Median Ratio of Sales:	102.21% / 99.82%	103.34% / 103.08%	97.27% / 95.2%	107.15% / 106.34%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$709,281	Average Current Yr Appr Val: \$760,407	Prev to Curr Pct Change:	7.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9321	ESTATES OF TWIN CREEKS #1 & #2	RAC	64	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 3.1%	1 / 1.6%	1 / 1.6%	1 / 1.6%	
Mean / Median Ratio of Sales:	100.15% / 100.15%	108.94% / 108.94%	108.94% / 108.94%	91.37% / 91.37%	
Count of Properties Listed:	2	1	1	1	
Ratio of SalePrice / ListPrice:	91%	89%	89%	92%	
Average 'Days On Market':	149	7	7	292	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 3.1%	1 / 1.6%	1 / 1.6%	1 / 1.6%	
Mean / Median Ratio of Sales:	100.15% / 100.15%	108.94% / 108.94%	108.94% / 108.94%	91.37% / 91.37%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$3,689,472

Average Current Yr Appr Val: \$3,729,407

Prev to Curr Pct Change: 1.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9343 DC RANCH 1 & 2 SDH 127 6 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 4.7%	6 / 4.7%	4 / 3.1%	2 / 1.6%
Mean / Median Ratio of Sales:	98.47% / 98.87%	98.47% / 98.87%	97.07% / 98.23%	101.27% / 101.27%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	98%	98%	100%	95%
Average 'Days On Market':	61	61	55	75

Qualified Conventional

Count / Pct of Sales:	6 / 4.7%	6 / 4.7%	4 / 3.1%	2 / 1.6%
Mean / Median Ratio of Sales:	98.47% / 98.87%	98.47% / 98.87%	97.07% / 98.23%	101.27% / 101.27%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,008,179

Average Current Yr Appr Val: \$992,122

Prev to Curr Pct Change: -1.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9348

EST AT GREENSPOINT

KLC

21

1

5%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 4.8%	/	/	1 / 4.8%
Mean / Median Ratio of Sales:	99.77% / 99.77%	% / %	% / %	99.77% / 99.77%
Count of Properties Listed:	1			1
Ratio of SalePrice / ListPrice:	100%	%	%	100%
Average 'Days On Market':	28			28
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 4.8%	/	/	1 / 4.8%
Mean / Median Ratio of Sales:	99.77% / 99.77%	% / %	% / %	99.77% / 99.77%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,402,334

Average Current Yr Appr Val: \$1,646,213

Prev to Curr Pct Change: 17.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9351	DEER RUN	KAB	91	8	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 7.7%	7 / 7.7%	7 / 7.7%	/	
Mean / Median Ratio of Sales:	99.27% / 98.1%	99.27% / 98.1%	99.27% / 98.1%	% / %	
Count of Properties Listed:	7	7	7		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	15	15	15		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 7.7%	7 / 7.7%	7 / 7.7%	/	
Mean / Median Ratio of Sales:	99.27% / 98.1%	99.27% / 98.1%	99.27% / 98.1%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/	
Mean / Median Ratio of Sales:	127.16% / 127.16%	127.16% / 127.16%	127.16% / 127.16%	% / %	
Average 'Days On Market':	82	82	82		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,002,816

Average Current Yr Appr Val: \$1,108,264

Prev to Curr Pct Change: 10.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9355 VILLAS AT WILLOW GROVE SLW 163 6 4%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	6 / 3.7%	5 / 3.1%	4 / 2.5%	2 / 1.2%
Mean / Median Ratio of Sales:	100.72% / 100.74%	101.37% / 101.3%	101.39% / 101.49%	99.38% / 99.38%
Count of Properties Listed:	6	5	4	2
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	50	48	59	33
<u>Qualified Conventional</u>				
Count / Pct of Sales:	6 / 3.7%	5 / 3.1%	4 / 2.5%	2 / 1.2%
Mean / Median Ratio of Sales:	100.72% / 100.74%	101.37% / 101.3%	101.39% / 101.49%	99.38% / 99.38%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$412,140

Average Current Yr Appr Val: \$392,778

Prev to Curr Pct Change: -4.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9358	TOWN HOMES AT LEGACY TOWN	JEV	172	2	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 1.2%	1 / 0.6%	1 / 0.6%	1 / 0.6%	
Mean / Median Ratio of Sales:	100.12% / 100.12%	97.83% / 97.83%	97.83% / 97.83%	102.41% / 102.41%	
Count of Properties Listed:	1	0	0	1	
Ratio of SalePrice / ListPrice:	93%	%	%	93%	
Average 'Days On Market':	101			101	
Qualified Conventional					
Count / Pct of Sales:	2 / 1.2%	1 / 0.6%	1 / 0.6%	1 / 0.6%	
Mean / Median Ratio of Sales:	100.12% / 100.12%	97.83% / 97.83%	97.83% / 97.83%	102.41% / 102.41%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.16% / 0.00%	0.58% / 0.00%	0.58% / 0.00%	0.58% / 0.00%	

Average Previous Yr Appr Val: \$512,685 Average Current Yr Appr Val: \$496,868 Prev to Curr Pct Change: -3.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9367 CARTER RANCH HIGHER END SDH 222 9 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 4.1%	7 / 3.2%	6 / 2.7%	3 / 1.4%
Mean / Median Ratio of Sales:	101.51% / 100.07%	99.94% / 100%	100.57% / 100.03%	103.39% / 105.17%
Count of Properties Listed:	9	7	6	3
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	27	7	7	69

Qualified Conventional

Count / Pct of Sales:	9 / 4.1%	7 / 3.2%	6 / 2.7%	3 / 1.4%
Mean / Median Ratio of Sales:	101.51% / 100.07%	99.94% / 100%	100.57% / 100.03%	103.39% / 105.17%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.45% / 0.00%	0.45% / 0.00%	0.45% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$573,796

Average Current Yr Appr Val: \$584,865

Prev to Curr Pct Change: 1.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9377 FLAGSTONE #1,2 DNB 157 10 6%

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	10 / 6.4%	9 / 5.7%	6 / 3.8%	4 / 2.5%
Mean / Median Ratio of Sales:	98.33% / 98.75%	97.91% / 97.74%	96.99% / 98.53%	100.35% / 99.96%
Count of Properties Listed:	10	9	6	4
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	55	49	60	48

Qualified Conventional

Count / Pct of Sales:	10 / 6.4%	9 / 5.7%	6 / 3.8%	4 / 2.5%
Mean / Median Ratio of Sales:	98.33% / 98.75%	97.91% / 97.74%	96.99% / 98.53%	100.35% / 99.96%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	0 / 0	3 / 0
Pct of Props 'Posted' / 'Struck Off':	1.91% / 0.00%	1.91% / 0.00%	0.00% / 0.00%	1.91% / 0.00%

Average Previous Yr Appr Val: \$708,040 Average Current Yr Appr Val: \$735,618 Prev to Curr Pct Change: 3.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9402	BRADDOCK PLACE #1A,2,3, ALLANIS CROSSING	JEV	295	9	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	9 / 3.1%	9 / 3.1%	5 / 1.7%	4 / 1.4%	
Mean / Median Ratio of Sales:	96.36% / 95.99%	96.36% / 95.99%	96.96% / 95.99%	95.62% / 94.15%	
Count of Properties Listed:	9	9	5	4	
Ratio of SalePrice / ListPrice:	108%	108%	114%	99%	
Average 'Days On Market':	70	70	66	75	
Qualified Conventional					
Count / Pct of Sales:	9 / 3.1%	9 / 3.1%	5 / 1.7%	4 / 1.4%	
Mean / Median Ratio of Sales:	96.36% / 95.99%	96.36% / 95.99%	96.96% / 95.99%	95.62% / 94.15%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$585,909
 Average Current Yr Appr Val: \$567,520
 Prev to Curr Pct Change: -3.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9410	WILDWOOD ESTATES #1,2,3	KAB	203	11	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	11 / 5.4%	11 / 5.4%	7 / 3.4%	4 / 2.0%	
Mean / Median Ratio of Sales:	99.89% / 99.69%	99.89% / 99.69%	98.31% / 96.71%	102.66% / 99.89%	
Count of Properties Listed:	11	11	7	4	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	56	56	34	93	
Qualified Conventional					
Count / Pct of Sales:	11 / 5.4%	11 / 5.4%	7 / 3.4%	4 / 2.0%	
Mean / Median Ratio of Sales:	99.89% / 99.69%	99.89% / 99.69%	98.31% / 96.71%	102.66% / 99.89%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.49% / 0.00%	0.49% / 0.00%	0.49% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$718,096
 Average Current Yr Appr Val: \$715,900
 Prev to Curr Pct Change: -0.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9441	DAVENPORT MEADOWS #1	STN	42	2	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 4.8%	2 / 4.8%	1 / 2.4%	1 / 2.4%	
Mean / Median Ratio of Sales:	99.98% / 99.98%	99.98% / 99.98%	95.52% / 95.52%	104.44% / 104.44%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	36	36	5	67	
Qualified Conventional					
Count / Pct of Sales:	2 / 4.8%	2 / 4.8%	1 / 2.4%	1 / 2.4%	
Mean / Median Ratio of Sales:	99.98% / 99.98%	99.98% / 99.98%	95.52% / 95.52%	104.44% / 104.44%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$464,046
 Average Current Yr Appr Val: \$439,499
 Prev to Curr Pct Change: -5.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9447	MCCREARY CREEK ESTATES #1 & #2	RAC	61	1	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 1.6%	1 / 1.6%	1 / 1.6%	/	
Mean / Median Ratio of Sales:	98.33% / 98.33%	98.33% / 98.33%	98.33% / 98.33%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	33	33	33		
Qualified Conventional					
Count / Pct of Sales:	1 / 1.6%	1 / 1.6%	1 / 1.6%	/	
Mean / Median Ratio of Sales:	98.33% / 98.33%	98.33% / 98.33%	98.33% / 98.33%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,206,591

Average Current Yr Appr Val: \$1,387,503

Prev to Curr Pct Change: 14.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9457N9457 SPRINGLAKE EST 1A & 1BDNB30

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$605,223Average Current Yr Appr Val: \$631,870Prev to Curr Pct Change: 4.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9460 TUCKER HILL PH 1-4 JEV 386 26 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	26 / 6.7%	26 / 6.7%	16 / 4.1%	10 / 2.6%
Mean / Median Ratio of Sales:	100.52% / 100.01%	100.52% / 100.01%	101.9% / 101.68%	98.32% / 96.65%
Count of Properties Listed:	25	25	15	10
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	38	38	46	26

Qualified Conventional

Count / Pct of Sales:	26 / 6.7%	26 / 6.7%	16 / 4.1%	10 / 2.6%
Mean / Median Ratio of Sales:	100.52% / 100.01%	100.52% / 100.01%	101.9% / 101.68%	98.32% / 96.65%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$812,979

Average Current Yr Appr Val: \$817,461

Prev to Curr Pct Change: 0.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9472 RESERVE AT WESTRIDGE 1A,1B,1C,1D,2&3,4,5,6,7,9,10 MKN 1712 49 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	49 / 2.9%	45 / 2.6%	29 / 1.7%	20 / 1.2%
Mean / Median Ratio of Sales:	100.01% / 100.06%	99.47% / 99.64%	98.3% / 96.74%	102.48% / 101.68%
Count of Properties Listed:	49	45	29	20
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	39	34	24	60

Qualified Conventional

Count / Pct of Sales:	49 / 2.9%	45 / 2.6%	29 / 1.7%	20 / 1.2%
Mean / Median Ratio of Sales:	100.01% / 100.06%	99.47% / 99.64%	98.3% / 96.74%	102.48% / 101.68%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	5 / 0	5 / 0	5 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.29% / 0.00%	0.29% / 0.00%	0.29% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$572,808

Average Current Yr Appr Val: \$551,409

Prev to Curr Pct Change: -3.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9503	MAXWELL CRK 5A,10A & 10C1	DMR	125	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 0.8%	1 / 0.8%	/	1 / 0.8%	
Mean / Median Ratio of Sales:	100.23% / 100.23%	100.23% / 100.23%	% / %	100.23% / 100.23%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	95%	95%	%	95%	
Average 'Days On Market':	67	67		67	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 0.8%	1 / 0.8%	/	1 / 0.8%	
Mean / Median Ratio of Sales:	100.23% / 100.23%	100.23% / 100.23%	% / %	100.23% / 100.23%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$672,665 Average Current Yr Appr Val: \$653,963 Prev to Curr Pct Change: -2.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9537	SADDLE CREEK 1 & 2B	KLC	100	1	1%

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	1 / 1.0%	/
Mean / Median Ratio of Sales:	98.83% / 98.83%	98.83% / 98.83%	98.83% / 98.83%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	90	90	90	

Qualified Conventional

Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	1 / 1.0%	/
Mean / Median Ratio of Sales:	98.83% / 98.83%	98.83% / 98.83%	98.83% / 98.83%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$874,991	Average Current Yr Appr Val: \$805,547	Prev to Curr Pct Change: -7.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9537-CUST	SADDLECREEK CUSTOMS	KLC	89	3	3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	2 / 2.2%	1 / 1.1%
Mean / Median Ratio of Sales:	102.29% / 100.19%	102.29% / 100.19%	103.34% / 103.34%	100.19% / 100.19%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	96%	96%	94%	100%
Average 'Days On Market':	76	76	111	7

Qualified Conventional

Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	2 / 2.2%	1 / 1.1%
Mean / Median Ratio of Sales:	102.29% / 100.19%	102.29% / 100.19%	103.34% / 103.34%	100.19% / 100.19%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,493,023	Average Current Yr Appr Val: \$1,512,178	Prev to Curr Pct Change:	1.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9568 STONELAKE EST W 2 & INDEPENDENCE ESTATES MKN 233 2 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 0.9%	2 / 0.9%	1 / 0.4%	1 / 0.4%
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	96.98% / 96.98%	102.78% / 102.78%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	99%	99%	102%	96%
Average 'Days On Market':	10	10	9	12

Qualified Conventional

Count / Pct of Sales:	2 / 0.9%	2 / 0.9%	1 / 0.4%	1 / 0.4%
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	96.98% / 96.98%	102.78% / 102.78%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$803,369

Average Current Yr Appr Val: \$784,266

Prev to Curr Pct Change: -2.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9569

NEVADA LAKES 1-2

VLH

95

1

1%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	53	53	53	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$500,919

Average Current Yr Appr Val: \$485,579

Prev to Curr Pct Change: -3.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9581	WHISPERING MEADOWS #1,2	KLC	72	6	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 8.3%	5 / 6.9%	4 / 5.6%	2 / 2.8%	
Mean / Median Ratio of Sales:	98.05% / 99.34%	96.6% / 98.6%	96.1% / 98.12%	101.96% / 101.96%	
Count of Properties Listed:	6	5	4	2	
Ratio of SalePrice / ListPrice:	98%	99%	100%	94%	
Average 'Days On Market':	4	2	2	7	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 8.3%	5 / 6.9%	4 / 5.6%	2 / 2.8%	
Mean / Median Ratio of Sales:	98.05% / 99.34%	96.6% / 98.6%	96.1% / 98.12%	101.96% / 101.96%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,487,489
 Average Current Yr Appr Val: \$1,598,149
 Prev to Curr Pct Change: 7.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9583

VILLAGE OF PROSPER TRL 1&2

KAB

167

5

3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

5 / 3.0%

5 / 3.0%

2 / 1.2%

3 / 1.8%

Mean / Median Ratio of Sales:

97.98% / 98.57%

97.98% / 98.57%

93.87% / 93.87%

100.72% / 100.35%

Count of Properties Listed:

5

5

2

3

Ratio of SalePrice / ListPrice:

98%

98%

100%

97%

Average 'Days On Market':

84

84

87

83

Qualified Conventional

Count / Pct of Sales:

5 / 3.0%

5 / 3.0%

2 / 1.2%

3 / 1.8%

Mean / Median Ratio of Sales:

97.98% / 98.57%

97.98% / 98.57%

93.87% / 93.87%

100.72% / 100.35%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

1 / 0

1 / 0

0 / 0

1 / 0

Pct of Props 'Posted' / 'Struck Off':

0.60% / 0.00%

0.60% / 0.00%

0.00% / 0.00%

0.60% / 0.00%

Average Previous Yr Appr Val: \$716,218

Average Current Yr Appr Val: \$685,647

Prev to Curr Pct Change: -4.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9584	VILLAGES OF STONELAKE EST #1A,#1B,#1C	SLW	139		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.44% / 0.00%	1.44% / 0.00%	1.44% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$998,880 Average Current Yr Appr Val: \$961,729 Prev to Curr Pct Change: -3.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9590	WHITLEY PLACE	KLC	475	16	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	16 / 3.4%	14 / 2.9%	12 / 2.5%	4 / 0.8%	
Mean / Median Ratio of Sales:	98.33% / 99.14%	98.09% / 99.14%	97.99% / 99.14%	99.36% / 98.7%	
Count of Properties Listed:	15	13	11	4	
Ratio of SalePrice / ListPrice:	97%	98%	98%	97%	
Average 'Days On Market':	45	43	25	98	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	16 / 3.4%	14 / 2.9%	12 / 2.5%	4 / 0.8%	
Mean / Median Ratio of Sales:	98.33% / 99.14%	98.09% / 99.14%	97.99% / 99.14%	99.36% / 98.7%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,040,733
 Average Current Yr Appr Val: \$1,078,970
 Prev to Curr Pct Change: 3.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9590CUST	WHITLEY PLACE CUSTOM HOMES	KLC	77	5	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 6.5%	5 / 6.5%	4 / 5.2%	1 / 1.3%	
Mean / Median Ratio of Sales:	105.45% / 99.91%	105.45% / 99.91%	109.97% / 103.35%	87.34% / 87.34%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	98%	98%	97%	100%	
Average 'Days On Market':	46	46	57	0	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 6.5%	5 / 6.5%	4 / 5.2%	1 / 1.3%	
Mean / Median Ratio of Sales:	105.45% / 99.91%	105.45% / 99.91%	109.97% / 103.35%	87.34% / 87.34%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,672,495

Average Current Yr Appr Val: \$1,963,518

Prev to Curr Pct Change: 17.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9592	VILLAGES OF STONELAKE #1B, #3, #5)	SLW	88	1	1%

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	98.8% / 98.8%	98.8% / 98.8%	98.8% / 98.8%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	2	2	2	

Qualified Conventional

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	98.8% / 98.8%	98.8% / 98.8%	98.8% / 98.8%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,184,416	Average Current Yr Appr Val: \$1,118,732	Prev to Curr Pct Change: -5.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9594	VILLAGES OF STONELAKE 1C,2A,4A	SLW	249	7	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 2.8%	6 / 2.4%	5 / 2.0%	2 / 0.8%	
Mean / Median Ratio of Sales:	99.01% / 99.06%	99.38% / 99.65%	98.34% / 99.06%	100.69% / 100.69%	
Count of Properties Listed:	7	6	5	2	
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%	
Average 'Days On Market':	15	15	10	27	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 2.8%	6 / 2.4%	5 / 2.0%	2 / 0.8%	
Mean / Median Ratio of Sales:	99.01% / 99.06%	99.38% / 99.65%	98.34% / 99.06%	100.69% / 100.69%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.40% / 0.00%	0.40% / 0.00%	0.40% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$941,655
 Average Current Yr Appr Val: \$914,704
 Prev to Curr Pct Change: -2.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9595	CHRISTIE FARMS #1,2	KLC	47	3	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 6.4%	3 / 6.4%	2 / 4.3%	1 / 2.1%	
Mean / Median Ratio of Sales:	100.61% / 99.29%	100.61% / 99.29%	101.27% / 101.27%	99.29% / 99.29%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%	
Average 'Days On Market':	22	22	19	28	
Qualified Conventional					
Count / Pct of Sales:	3 / 6.4%	3 / 6.4%	2 / 4.3%	1 / 2.1%	
Mean / Median Ratio of Sales:	100.61% / 99.29%	100.61% / 99.29%	101.27% / 101.27%	99.29% / 99.29%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,652,701
 Average Current Yr Appr Val: \$2,407,971
 Prev to Curr Pct Change: 45.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9606 MCKINNEY MEADOWS 1 4 SBR 119 7 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 5.9%	7 / 5.9%	5 / 4.2%	2 / 1.7%
Mean / Median Ratio of Sales:	98.57% / 99.34%	98.57% / 99.34%	97.74% / 99.34%	100.65% / 100.65%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%
Average 'Days On Market':	136	136	117	181

Qualified Conventional

Count / Pct of Sales:	7 / 5.9%	7 / 5.9%	5 / 4.2%	2 / 1.7%
Mean / Median Ratio of Sales:	98.57% / 99.34%	98.57% / 99.34%	97.74% / 99.34%	100.65% / 100.65%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$727,429

Average Current Yr Appr Val: \$693,105

Prev to Curr Pct Change: -4.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9608	STARCREEK #3, 3A, 4	AKY	256	10	4%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 3.9%	10 / 3.9%	8 / 3.1%	2 / 0.8%	
Mean / Median Ratio of Sales:	98.91% / 99.92%	98.91% / 99.92%	99.24% / 99.92%	97.58% / 97.58%	
Count of Properties Listed:	10	10	8	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%	
Average 'Days On Market':	39	39	35	57	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 3.9%	10 / 3.9%	8 / 3.1%	2 / 0.8%	
Mean / Median Ratio of Sales:	98.91% / 99.92%	98.91% / 99.92%	99.24% / 99.92%	97.58% / 97.58%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.78% / 0.00%	0.78% / 0.00%	0.78% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$741,053 Average Current Yr Appr Val: \$778,131 Prev to Curr Pct Change: 5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9608L	STARCREEK #3, 5 LARGE	AKY	105	6	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 5.7%	6 / 5.7%	5 / 4.8%	1 / 1.0%	
Mean / Median Ratio of Sales:	98.92% / 99.66%	98.92% / 99.66%	98.38% / 97.72%	101.6% / 101.6%	
Count of Properties Listed:	6	6	5	1	
Ratio of SalePrice / ListPrice:	97%	97%	96%	100%	
Average 'Days On Market':	12	12	14	3	
Qualified Conventional					
Count / Pct of Sales:	6 / 5.7%	6 / 5.7%	5 / 4.8%	1 / 1.0%	
Mean / Median Ratio of Sales:	98.92% / 99.66%	98.92% / 99.66%	98.38% / 97.72%	101.6% / 101.6%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,069,592 Average Current Yr Appr Val: \$1,134,546 Prev to Curr Pct Change: 6.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9613	MAXWELL CRK, 8C, 10B,11A & 11B	DMR	249	8	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 3.2%	8 / 3.2%	4 / 1.6%	4 / 1.6%	
Mean / Median Ratio of Sales:	100.6% / 99.93%	100.6% / 99.93%	100.07% / 99.93%	101.13% / 102.06%	
Count of Properties Listed:	8	8	4	4	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	28	28	14	43	
Qualified Conventional					
Count / Pct of Sales:	8 / 3.2%	8 / 3.2%	4 / 1.6%	4 / 1.6%	
Mean / Median Ratio of Sales:	100.6% / 99.93%	100.6% / 99.93%	100.07% / 99.93%	101.13% / 102.06%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.40% / 0.00%	0.40% / 0.00%	0.40% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$717,995 Average Current Yr Appr Val: \$701,528 Prev to Curr Pct Change: -2.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9633 CREEKS OF FOREST GROVE, BRISTOL GSO 143 7 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 4.9%	6 / 4.2%	6 / 4.2%	1 / 0.7%
Mean / Median Ratio of Sales:	102.18% / 100.26%	100.39% / 100.08%	100.39% / 100.08%	112.92% / 112.92%
Count of Properties Listed:	7	6	6	1
Ratio of SalePrice / ListPrice:	96%	96%	96%	97%
Average 'Days On Market':	68	78	78	5

Qualified Conventional

Count / Pct of Sales:	7 / 4.9%	6 / 4.2%	6 / 4.2%	1 / 0.7%
Mean / Median Ratio of Sales:	102.18% / 100.26%	100.39% / 100.08%	100.39% / 100.08%	112.92% / 112.92%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$2,189,727

Average Current Yr Appr Val: \$2,451,029

Prev to Curr Pct Change: 11.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9648	INWOOD HILLS 1,1A	DNB	332	9	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 2.7%	9 / 2.7%	7 / 2.1%	2 / 0.6%	
Mean / Median Ratio of Sales:	97.77% / 97.62%	97.77% / 97.62%	97.93% / 98.43%	97.2% / 97.2%	
Count of Properties Listed:	8	8	6	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	101%	
Average 'Days On Market':	44	44	55	12	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 2.7%	9 / 2.7%	7 / 2.1%	2 / 0.6%	
Mean / Median Ratio of Sales:	97.77% / 97.62%	97.77% / 97.62%	97.93% / 98.43%	97.2% / 97.2%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$612,517
 Average Current Yr Appr Val: \$591,895
 Prev to Curr Pct Change: -3.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9649

TRAILS OF 1827 (SML)

SLW

42

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

Average Previous Yr Appr Val: \$442,044

Average Current Yr Appr Val: \$430,763

Prev to Curr Pct Change: -2.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9649-SML	TRAILS OF 1827 SML ISD	SBR	18		
Mkt Cd:	Blue Nbhd				
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$657,287

Average Current Yr Appr Val: \$585,533

Prev to Curr Pct Change: -10.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9659

CREEKVIEW LANDING

HRH

40

4

10%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	4 / 10.0%	4 / 10.0%	3 / 7.5%	1 / 2.5%
Mean / Median Ratio of Sales:	103.36% / 102.61%	103.36% / 102.61%	106.75% / 105.51%	93.17% / 93.17%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	96%	96%	96%	95%
Average 'Days On Market':	68	68	72	56
<u>Qualified Conventional</u>				
Count / Pct of Sales:	4 / 10.0%	4 / 10.0%	3 / 7.5%	1 / 2.5%
Mean / Median Ratio of Sales:	103.36% / 102.61%	103.36% / 102.61%	106.75% / 105.51%	93.17% / 93.17%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,046,744

Average Current Yr Appr Val: \$1,038,274

Prev to Curr Pct Change: -0.81 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9697 The Trails of Blue Ridge I & II EGM 124 7 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 5.6%	7 / 5.6%	3 / 2.4%	4 / 3.2%
Mean / Median Ratio of Sales:	97.82% / 99.88%	97.82% / 99.88%	98.85% / 99.88%	97.05% / 96%
Count of Properties Listed:	7	7	3	4
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	92	92	78	102

Qualified Conventional

Count / Pct of Sales:	7 / 5.6%	7 / 5.6%	3 / 2.4%	4 / 3.2%
Mean / Median Ratio of Sales:	97.82% / 99.88%	97.82% / 99.88%	98.85% / 99.88%	97.05% / 96%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$599,478

Average Current Yr Appr Val: \$643,428

Prev to Curr Pct Change: 7.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9748	SERENITY/NATURE'S PLACE	GSO	85	7	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 8.2%	7 / 8.2%	6 / 7.1%	1 / 1.2%	
Mean / Median Ratio of Sales:	100.88% / 99.71%	100.88% / 99.71%	102.1% / 99.74%	93.58% / 93.58%	
Count of Properties Listed:	7	7	6	1	
Ratio of SalePrice / ListPrice:	96%	96%	95%	97%	
Average 'Days On Market':	51	51	54	32	
Qualified Conventional					
Count / Pct of Sales:	7 / 8.2%	7 / 8.2%	6 / 7.1%	1 / 1.2%	
Mean / Median Ratio of Sales:	100.88% / 99.71%	100.88% / 99.71%	102.1% / 99.74%	93.58% / 93.58%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,482,108 Average Current Yr Appr Val: \$1,615,962 Prev to Curr Pct Change: 9.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$724,318

Average Current Yr Appr Val: \$747,635

Prev to Curr Pct Change: 3.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9811 BRIDGEWATER CROSSING #1,2a&b DMR 63 4 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 6.3%	4 / 6.3%	3 / 4.8%	1 / 1.6%
Mean / Median Ratio of Sales:	99.8% / 99.85%	99.8% / 99.85%	99.93% / 100.3%	99.41% / 99.41%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%
Average 'Days On Market':	32	32	11	96

Qualified Conventional

Count / Pct of Sales:	4 / 6.3%	4 / 6.3%	3 / 4.8%	1 / 1.6%
Mean / Median Ratio of Sales:	99.8% / 99.85%	99.8% / 99.85%	99.93% / 100.3%	99.41% / 99.41%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	3.17% / 0.00%	1.59% / 0.00%	0.00% / 0.00%	3.17% / 0.00%

Average Previous Yr Appr Val: \$667,359

Average Current Yr Appr Val: \$707,733

Prev to Curr Pct Change: 6.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9819	CRAIG RANCH (TRAILS & COOPER)	EGM	107	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 4.7%	4 / 3.7%	4 / 3.7%	1 / 0.9%	
Mean / Median Ratio of Sales:	100.92% / 100.19%	102.04% / 102.04%	102.04% / 102.04%	96.41% / 96.41%	
Count of Properties Listed:	5	4	4	1	
Ratio of SalePrice / ListPrice:	97%	96%	96%	98%	
Average 'Days On Market':	45	54	54	12	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 4.7%	4 / 3.7%	4 / 3.7%	1 / 0.9%	
Mean / Median Ratio of Sales:	100.92% / 100.19%	102.04% / 102.04%	102.04% / 102.04%	96.41% / 96.41%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$704,449 Average Current Yr Appr Val: \$706,967 Prev to Curr Pct Change: 0.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

N9819TH TRAILS @ CRAIG RANCH TOWN HOMES EGM 9 1 11%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 11.1%	1 / 11.1%	1 / 11.1%	/
Mean / Median Ratio of Sales:	99.95% / 99.95%	99.95% / 99.95%	99.95% / 99.95%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	101%	101%	101%	%
Average 'Days On Market':	6	6	6	

Qualified Conventional

Count / Pct of Sales:	1 / 11.1%	1 / 11.1%	1 / 11.1%	/
Mean / Median Ratio of Sales:	99.95% / 99.95%	99.95% / 99.95%	99.95% / 99.95%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$515,191

Average Current Yr Appr Val: \$485,452

Prev to Curr Pct Change: -5.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
N9845	TWIN CREEKS SANDERS/LEXINGTON	RAC	70	6	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 8.6%	6 / 8.6%	5 / 7.1%	1 / 1.4%	
Mean / Median Ratio of Sales:	99.13% / 99.82%	99.13% / 99.82%	98.17% / 98.88%	103.92% / 103.92%	
Count of Properties Listed:	6	6	5	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%	
Average 'Days On Market':	14	14	10	34	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 8.6%	6 / 8.6%	5 / 7.1%	1 / 1.4%	
Mean / Median Ratio of Sales:	99.13% / 99.82%	99.13% / 99.82%	98.17% / 98.88%	103.92% / 103.92%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,286,337
 Average Current Yr Appr Val: \$1,338,557
 Prev to Curr Pct Change: 4.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

NHAB

HABITAT COLLIN COUNTY

LLN

183

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$96,492

Average Current Yr Appr Val: \$207,628

Prev to Curr Pct Change: 115.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
NHAB 2018	HABITAT FOR HUMANITYAFFORDABILITY				LLN	18	1	6%
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	1 / 5.6%		1 / 5.6%		/		1 / 5.6%	
Mean / Median Ratio of Sales:	86.05%	/ 86.05%	86.05%	/ 86.05%	% /	%	86.05%	/ 86.05%
Count of Properties Listed:	1		1				1	
Ratio of SalePrice / ListPrice:	100%		100%		%		100%	
Average 'Days On Market':	31		31				31	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	1 / 5.6%		1 / 5.6%		/		1 / 5.6%	
Mean / Median Ratio of Sales:	86.05%	/ 86.05%	86.05%	/ 86.05%	% /	%	86.05%	/ 86.05%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$110,699 Average Current Yr Appr Val: \$226,992 Prev to Curr Pct Change: 105.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

OFFC

CLASS C OFFICE

MKS

1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$9,806

Average Current Yr Appr Val: \$9,806

Prev to Curr Pct Change:

0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

OLDS.CFC

OLD-STYLE RETAIL IN FARMERSVILLE

JW

2

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$322,479

Average Current Yr Appr Val: \$414,223

Prev to Curr Pct Change: 28.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

OLDS.CMC OLD-STYLE RETAIL IN MCKINNEY

JW

1

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

PEBNLA BARN/LIVING QUARTERS KER 249 2 1%

Mkt Cd: Blue Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 0.8%	2 / 0.8%	1 / 0.4%	1 / 0.4%
Mean / Median Ratio of Sales:	96.59% / 96.59%	96.59% / 96.59%	100.09% / 100.09%	93.08% / 93.08%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	97%	97%	98%	95%
Average 'Days On Market':	120	120	9	232

Qualified Conventional

Count / Pct of Sales:	2 / 0.8%	2 / 0.8%	1 / 0.4%	1 / 0.4%
Mean / Median Ratio of Sales:	96.59% / 96.59%	96.59% / 96.59%	100.09% / 100.09%	93.08% / 93.08%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$586,619

Average Current Yr Appr Val: \$646,314

Prev to Curr Pct Change: 10.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
PRLANDHS	PROSPER VALUE IN LAND				JEV	15		
Mkt Cd: Blue Nbhd								
	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$5,297,248 Average Current Yr Appr Val: \$5,889,925 Prev to Curr Pct Change: 11.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
RURALB2	RURAL DUPLEXES	NSH	9		
Mkt Cd:					
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$327,620

Average Current Yr Appr Val: \$283,137

Prev to Curr Pct Change: -13.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0005AIRPARK DALLAS (UNRECORDED)STN3213%

Mkt Cd: Green Nbhd

Prior YTD Sales StudyPrior Year Sales Study1st 3Qtrs Sales StudyJan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:1 / 3.1%1 / 3.1%1 / 3.1%/

Mean / Median Ratio of Sales:100.12% / 100.12%100.12% / 100.12%100.12% / 100.12%%/ %

Count of Properties Listed:111

Ratio of SalePrice / ListPrice:99%99%99%%

Average 'Days On Market':000

Qualified Conventional

Count / Pct of Sales:1 / 3.1%1 / 3.1%1 / 3.1%/

Mean / Median Ratio of Sales:100.12% / 100.12%100.12% / 100.12%100.12% / 100.12%%/ %

Qualified REO

Count / Pct of Sales:/ / / /

Mean / Median Ratio of Sales:%/ %%/ %%/ %%

Disqualified

Count /Pct of Sales:/ / / /

Mean / Median Ratio of Sales:%/ %%/ %%/ %%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':0 / 00 / 00 / 00 / 0

Pct of Props 'Posted' / 'Struck Off':0.00% / 0.00%0.00% / 0.00%0.00% / 0.00%0.00% / 0.00%

Average Previous Yr Appr Val: \$766,749Average Current Yr Appr Val: \$801,278Prev to Curr Pct Change:4.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/20251st 3Qtrs Date Range:1/1/2024 thru 8/31/2024

Prior Year Date Range:1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0069 PRESTON MEADOW #1 JEV 155 8 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 5.2%	7 / 4.5%	5 / 3.2%	3 / 1.9%
Mean / Median Ratio of Sales:	99.09% / 98.14%	99.59% / 98.83%	99.59% / 98.83%	98.26% / 95.63%
Count of Properties Listed:	8	7	5	3
Ratio of SalePrice / ListPrice:	96%	96%	95%	99%
Average 'Days On Market':	68	70	85	40

Qualified Conventional

Count / Pct of Sales:	8 / 5.2%	7 / 4.5%	5 / 3.2%	3 / 1.9%
Mean / Median Ratio of Sales:	99.09% / 98.14%	99.59% / 98.83%	99.59% / 98.83%	98.26% / 95.63%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$479,742

Average Current Yr Appr Val: \$529,300

Prev to Curr Pct Change: 10.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0096	COUNTRY BROOK #1	STN	135	12	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	11 / 8.1%	10 / 7.4%	9 / 6.7%	2 / 1.5%	
Mean / Median Ratio of Sales:	99.28% / 99.04%	100.1% / 99.61%	101.22% / 100.18%	90.51% / 90.51%	
Count of Properties Listed:	11	10	9	2	
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%	
Average 'Days On Market':	30	29	30	29	
Qualified Conventional					
Count / Pct of Sales:	11 / 8.1%	10 / 7.4%	9 / 6.7%	2 / 1.5%	
Mean / Median Ratio of Sales:	99.28% / 99.04%	100.1% / 99.61%	101.22% / 100.18%	90.51% / 90.51%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.7%	1 / 0.7%	/	1 / 0.7%	
Mean / Median Ratio of Sales:	126.2% / 126.2%	126.2% / 126.2%	% / %	126.2% / 126.2%	
Average 'Days On Market':	23	23		23	
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.74% / 0.00%	0.74% / 0.00%	0.74% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$597,473

Average Current Yr Appr Val: \$631,280

Prev to Curr Pct Change: 5.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0119	CANYON CREEK RIDGE O1	CLW	108	8	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 6.5%	7 / 6.5%	4 / 3.7%	3 / 2.8%	
Mean / Median Ratio of Sales:	99.88% / 100.17%	99.88% / 100.17%	98.67% / 97.9%	101.48% / 101.62%	
Count of Properties Listed:	7	7	4	3	
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%	
Average 'Days On Market':	56	56	66	43	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 6.5%	7 / 6.5%	4 / 3.7%	3 / 2.8%	
Mean / Median Ratio of Sales:	99.88% / 100.17%	99.88% / 100.17%	98.67% / 97.9%	101.48% / 101.62%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/	
Mean / Median Ratio of Sales:	511.48% / 511.48%	511.48% / 511.48%	511.48% / 511.48%	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	3 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	3.70% / 0.00%	3.70% / 0.00%	2.78% / 0.00%	0.93% / 0.00%	

Average Previous Yr Appr Val: \$237,140

Average Current Yr Appr Val: \$247,718

Prev to Curr Pct Change: 4.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0141B2	DALLAS NORTH ESTATES	LEM	33	3	9%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 9.1%	3 / 9.1%	2 / 6.1%	1 / 3.0%
Mean / Median Ratio of Sales:	94.95% / 97.53%	94.95% / 97.53%	91.08% / 91.08%	102.69% / 102.69%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	100%	100%	99%	102%
Average 'Days On Market':	41	41	62	1

Qualified Conventional

Count / Pct of Sales:	3 / 9.1%	3 / 9.1%	2 / 6.1%	1 / 3.0%
Mean / Median Ratio of Sales:	94.95% / 97.53%	94.95% / 97.53%	91.08% / 91.08%	102.69% / 102.69%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$412,156

Average Current Yr Appr Val: \$458,767

Prev to Curr Pct Change: 11.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0163	CROSS BEND	EGM	209	6	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 2.9%	5 / 2.4%	3 / 1.4%	3 / 1.4%	
Mean / Median Ratio of Sales:	101.38% / 99.27%	99.31% / 98.84%	98.59% / 98.84%	104.17% / 102.02%	
Count of Properties Listed:	6	5	3	3	
Ratio of SalePrice / ListPrice:	96%	96%	95%	98%	
Average 'Days On Market':	48	23	23	74	
Qualified Conventional					
Count / Pct of Sales:	6 / 2.9%	5 / 2.4%	3 / 1.4%	3 / 1.4%	
Mean / Median Ratio of Sales:	101.38% / 99.27%	99.31% / 98.84%	98.59% / 98.84%	104.17% / 102.02%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$445,594
 Average Current Yr Appr Val: \$423,777
 Prev to Curr Pct Change: -4.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0221	HUNTERS GLEN #01	EGM	124	11	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 8.9%	10 / 8.1%	6 / 4.8%	5 / 4.0%	
Mean / Median Ratio of Sales:	97.17% / 99.09%	97.87% / 99.24%	97.55% / 99.94%	96.71% / 96.43%	
Count of Properties Listed:	11	10	6	5	
Ratio of SalePrice / ListPrice:	98%	97%	97%	99%	
Average 'Days On Market':	37	41	38	37	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 8.9%	10 / 8.1%	6 / 4.8%	5 / 4.0%	
Mean / Median Ratio of Sales:	97.17% / 99.09%	97.87% / 99.24%	97.55% / 99.94%	96.71% / 96.43%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$472,237 Average Current Yr Appr Val: \$496,104 Prev to Curr Pct Change: 5.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0221N HUNTERS GLEN #01 (SUPERIOR HOMES TO NBHD) EGM 78 1 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	37	37	37	

Qualified Conventional

Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	3 / 0	2 / 0	0 / 0	3 / 0
Pct of Props 'Posted' / 'Struck Off':	3.85% / 0.00%	2.56% / 0.00%	0.00% / 0.00%	3.85% / 0.00%

Average Previous Yr Appr Val: \$516,131

Average Current Yr Appr Val: \$555,888

Prev to Curr Pct Change: 7.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0225	HUNTINGTON PARK	CLW	263	11	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 4.2%	11 / 4.2%	8 / 3.0%	3 / 1.1%	
Mean / Median Ratio of Sales:	99.36% / 100.16%	99.36% / 100.16%	99.64% / 100.66%	98.62% / 94.17%	
Count of Properties Listed:	11	11	8	3	
Ratio of SalePrice / ListPrice:	101%	101%	101%	102%	
Average 'Days On Market':	13	13	14	9	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 4.2%	11 / 4.2%	8 / 3.0%	3 / 1.1%	
Mean / Median Ratio of Sales:	99.36% / 100.16%	99.36% / 100.16%	99.64% / 100.66%	98.62% / 94.17%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$430,873
 Average Current Yr Appr Val: \$442,538
 Prev to Curr Pct Change: 2.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0244

LANCER'S ESTATES

CLW

84

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

Average Previous Yr Appr Val: \$405,112

Average Current Yr Appr Val: \$436,690

Prev to Curr Pct Change: 7.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0259 **KNOLLS APTS.** **CLW** **73** **2** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	1 / 1.4%	1 / 1.4%
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	99.76% / 99.76%	99.99% / 99.99%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	92%	92%	100%	84%
Average 'Days On Market':	71	71	10	132

Qualified Conventional

Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	1 / 1.4%	1 / 1.4%
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	99.76% / 99.76%	99.99% / 99.99%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$175,470

Average Current Yr Appr Val: \$157,541

Prev to Curr Pct Change: -10.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0332	OLD PRESTON PLACE #2	STN	13	1	8%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 7.7%	1 / 7.7%	1 / 7.7%	/	
Mean / Median Ratio of Sales:	100.04% / 100.04%	100.04% / 100.04%	100.04% / 100.04%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	92%	92%	92%	%	
Average 'Days On Market':	229	229	229		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 7.7%	1 / 7.7%	1 / 7.7%	/	
Mean / Median Ratio of Sales:	100.04% / 100.04%	100.04% / 100.04%	100.04% / 100.04%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$352,078
 Average Current Yr Appr Val: \$345,886
 Prev to Curr Pct Change: -1.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0334	PLANO PARKSIDE	KER	68	2	3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/
Mean / Median Ratio of Sales:	97.43% / 97.43%	97.43% / 97.43%	97.43% / 97.43%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	41	41	41	

Qualified Conventional

Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/
Mean / Median Ratio of Sales:	97.43% / 97.43%	97.43% / 97.43%	97.43% / 97.43%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$310,646	Average Current Yr Appr Val: \$299,992	Prev to Curr Pct Change: -3.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0345 PARK BLVD ESTATES WEST #1 LEM 213 4 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 1.9%	3 / 1.4%	2 / 0.9%	2 / 0.9%
Mean / Median Ratio of Sales:	114.32% / 106.79%	114.56% / 99.99%	121.84% / 121.84%	106.79% / 106.79%
Count of Properties Listed:	4	3	2	2
Ratio of SalePrice / ListPrice:	103%	105%	108%	97%
Average 'Days On Market':	50	17	9	91

Qualified Conventional

Count / Pct of Sales:	4 / 1.9%	3 / 1.4%	2 / 0.9%	2 / 0.9%
Mean / Median Ratio of Sales:	114.32% / 106.79%	114.56% / 99.99%	121.84% / 121.84%	106.79% / 106.79%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 1	3 / 3	3 / 3	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.94% / 0.47%	1.41% / 1.41%	1.41% / 1.41%	0.00% / 0.00%

Average Previous Yr Appr Val: \$351,529

Average Current Yr Appr Val: \$377,510

Prev to Curr Pct Change: 7.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0386	THE PINERY	CLW	29	1	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 3.4%	1 / 3.4%	/	1 / 3.4%	
Mean / Median Ratio of Sales:	99.03% / 99.03%	99.03% / 99.03%	% / %	99.03% / 99.03%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	98%	98%	%	98%	
Average 'Days On Market':	164	164		164	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 3.4%	1 / 3.4%	/	1 / 3.4%	
Mean / Median Ratio of Sales:	99.03% / 99.03%	99.03% / 99.03%	% / %	99.03% / 99.03%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$373,631 Average Current Yr Appr Val: \$378,205 Prev to Curr Pct Change: 1.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0387	POST OAK ESTATES	CLP	211	13	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	12 / 5.7%	10 / 4.7%	4 / 1.9%	8 / 3.8%	
Mean / Median Ratio of Sales:	100.39% / 99.35%	100.47% / 99.35%	100.42% / 98.56%	100.38% / 100.54%	
Count of Properties Listed:	12	10	4	8	
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%	
Average 'Days On Market':	48	49	47	49	
Qualified Conventional					
Count / Pct of Sales:	12 / 5.7%	10 / 4.7%	4 / 1.9%	8 / 3.8%	
Mean / Median Ratio of Sales:	100.39% / 99.35%	100.47% / 99.35%	100.42% / 98.56%	100.38% / 100.54%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.5%	/	/	1 / 0.5%	
Mean / Median Ratio of Sales:	114.83% / 114.83%	% / %	% / %	114.83% / 114.83%	
Average 'Days On Market':	62			62	
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$483,480 Average Current Yr Appr Val: \$467,100 Prev to Curr Pct Change: -3.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0399 PRAIRIE CREEK MEADOWS CLW 143 2 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.4%	2 / 1.4%	1 / 0.7%	1 / 0.7%
Mean / Median Ratio of Sales:	102.43% / 102.43%	102.43% / 102.43%	101.19% / 101.19%	103.67% / 103.67%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	99%	99%	102%	97%
Average 'Days On Market':	60	60	4	116

Qualified Conventional

Count / Pct of Sales:	2 / 1.4%	2 / 1.4%	1 / 0.7%	1 / 0.7%
Mean / Median Ratio of Sales:	102.43% / 102.43%	102.43% / 102.43%	101.19% / 101.19%	103.67% / 103.67%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$690,833

Average Current Yr Appr Val: \$756,350

Prev to Curr Pct Change: 9.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0424B2 PRESTONWOOD WEST #023 DUPLEX STN 69 2 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.9%	1 / 1.4%	1 / 1.4%	1 / 1.4%
Mean / Median Ratio of Sales:	99.96% / 99.96%	101.08% / 101.08%	101.08% / 101.08%	98.84% / 98.84%
Count of Properties Listed:	2	1	1	1
Ratio of SalePrice / ListPrice:	98%	100%	100%	95%
Average 'Days On Market':	13	0	0	27

Qualified Conventional

Count / Pct of Sales:	2 / 2.9%	1 / 1.4%	1 / 1.4%	1 / 1.4%
Mean / Median Ratio of Sales:	99.96% / 99.96%	101.08% / 101.08%	101.08% / 101.08%	98.84% / 98.84%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$393,102

Average Current Yr Appr Val: \$413,343

Prev to Curr Pct Change: 5.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0440

RENNERORIGINAL DONATION

CLW

4

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$81,079

Average Current Yr Appr Val: \$113,548

Prev to Curr Pct Change: 40.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0449 PARKWAY ESTATES CLP 328 9 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 2.7%	9 / 2.7%	5 / 1.5%	4 / 1.2%
Mean / Median Ratio of Sales:	103.9% / 104.81%	103.9% / 104.81%	99.78% / 98.66%	109.05% / 105.21%
Count of Properties Listed:	9	9	5	4
Ratio of SalePrice / ListPrice:	99%	99%	101%	97%
Average 'Days On Market':	33	33	20	48

Qualified Conventional

Count / Pct of Sales:	9 / 2.7%	9 / 2.7%	5 / 1.5%	4 / 1.2%
Mean / Median Ratio of Sales:	103.9% / 104.81%	103.9% / 104.81%	99.78% / 98.66%	109.05% / 105.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.61% / 0.00%	0.61% / 0.00%	0.30% / 0.00%	0.30% / 0.00%

Average Previous Yr Appr Val: \$622,972

Average Current Yr Appr Val: \$675,869

Prev to Curr Pct Change: 8.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0466 ROYAL OAKS KER 466 20 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	16 / 3.4%	15 / 3.2%	9 / 1.9%	7 / 1.5%
Mean / Median Ratio of Sales:	99.38% / 99.48%	99.4% / 99.85%	97.58% / 96.92%	101.69% / 99.93%
Count of Properties Listed:	15	14	8	7
Ratio of SalePrice / ListPrice:	99%	98%	99%	99%
Average 'Days On Market':	29	26	12	47

Qualified Conventional

Count / Pct of Sales:	16 / 3.4%	15 / 3.2%	9 / 1.9%	7 / 1.5%
Mean / Median Ratio of Sales:	99.38% / 99.48%	99.4% / 99.85%	97.58% / 96.92%	101.69% / 99.93%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	4 / 0.9%	4 / 0.9%	3 / 0.6%	1 / 0.2%
Mean / Median Ratio of Sales:	124.83% / 123.73%	124.83% / 123.73%	124.18% / 120.68%	126.79% / 126.79%
Average 'Days On Market':	26	26	18	51

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.21% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.21% / 0.00%

Average Previous Yr Appr Val: \$337,747

Average Current Yr Appr Val: \$344,145

Prev to Curr Pct Change: 1.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0490 SOUTHWOOD EST KER 126 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.6%	2 / 1.6%	2 / 1.6%	/
Mean / Median Ratio of Sales:	100.14% / 100.14%	100.14% / 100.14%	100.14% / 100.14%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	14	14	14	

Qualified Conventional

Count / Pct of Sales:	2 / 1.6%	2 / 1.6%	2 / 1.6%	/
Mean / Median Ratio of Sales:	100.14% / 100.14%	100.14% / 100.14%	100.14% / 100.14%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$336,139

Average Current Yr Appr Val: \$341,146

Prev to Curr Pct Change: 1.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0493	CLOISTERS #3	LEM	245	10	4%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	10 / 4.1%	9 / 3.7%	7 / 2.9%	3 / 1.2%
Mean / Median Ratio of Sales:	100.44% / 99.82%	100.53% / 100.06%	102% / 100.06%	96.8% / 99.58%
Count of Properties Listed:	10	9	7	3
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%
Average 'Days On Market':	42	45	31	66
<u>Qualified Conventional</u>				
Count / Pct of Sales:	10 / 4.1%	9 / 3.7%	7 / 2.9%	3 / 1.2%
Mean / Median Ratio of Sales:	100.44% / 99.82%	100.53% / 100.06%	102% / 100.06%	96.8% / 99.58%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.41% / 0.00%	0.41% / 0.00%	0.41% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$454,466

Average Current Yr Appr Val: \$487,753

Prev to Curr Pct Change: 7.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0518	WOOD PARK	LEM	62	3	5%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 4.8%	3 / 4.8%	3 / 4.8%	/
Mean / Median Ratio of Sales:	106.76% / 99.71%	106.76% / 99.71%	106.76% / 99.71%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	24	24	24	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 4.8%	3 / 4.8%	3 / 4.8%	/
Mean / Median Ratio of Sales:	106.76% / 99.71%	106.76% / 99.71%	106.76% / 99.71%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$364,412

Average Current Yr Appr Val: \$357,361

Prev to Curr Pct Change: -1.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0519	WOODHAVEN	JRP	167	2	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.2%	2 / 1.2%	1 / 0.6%	1 / 0.6%	
Mean / Median Ratio of Sales:	100.19% / 100.19%	100.19% / 100.19%	102.72% / 102.72%	97.65% / 97.65%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	104%	97%	
Average 'Days On Market':	75	75	4	147	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.2%	2 / 1.2%	1 / 0.6%	1 / 0.6%	
Mean / Median Ratio of Sales:	100.19% / 100.19%	100.19% / 100.19%	102.72% / 102.72%	97.65% / 97.65%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	0 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.20% / 0.00%	0.60% / 0.00%	0.00% / 0.00%	1.20% / 0.00%	

Average Previous Yr Appr Val: \$399,716 Average Current Yr Appr Val: \$489,387 Prev to Curr Pct Change: 22.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0520 WYATT NORTH #1 JRP 155 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.3%	2 / 1.3%	2 / 1.3%	/
Mean / Median Ratio of Sales:	100.05% / 100.05%	100.05% / 100.05%	100.05% / 100.05%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	8	8	8	

Qualified Conventional

Count / Pct of Sales:	2 / 1.3%	2 / 1.3%	2 / 1.3%	/
Mean / Median Ratio of Sales:	100.05% / 100.05%	100.05% / 100.05%	100.05% / 100.05%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.6%	1 / 0.6%	1 / 0.6%	/
Mean / Median Ratio of Sales:	120.65% / 120.65%	120.65% / 120.65%	120.65% / 120.65%	% / %
Average 'Days On Market':	3	3	3	

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.65% / 0.00%	0.65% / 0.00%	0.65% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$239,844

Average Current Yr Appr Val: \$264,300

Prev to Curr Pct Change: 10.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

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1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0520M

WYATT NORTH #1(MAJOR ROAD)

JRP

26

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$269,860

Average Current Yr Appr Val: \$269,795

Prev to Curr Pct Change: -0.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0534 CROWN CLW 62 5 8%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 8.1%	5 / 8.1%	5 / 8.1%	/
Mean / Median Ratio of Sales:	96.05% / 95.6%	96.05% / 95.6%	96.05% / 95.6%	% / %
Count of Properties Listed:	5	5	5	
Ratio of SalePrice / ListPrice:	95%	95%	95%	%
Average 'Days On Market':	46	46	46	

Qualified Conventional

Count / Pct of Sales:	5 / 8.1%	5 / 8.1%	5 / 8.1%	/
Mean / Median Ratio of Sales:	96.05% / 95.6%	96.05% / 95.6%	96.05% / 95.6%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$403,777

Average Current Yr Appr Val: \$465,980

Prev to Curr Pct Change: 15.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0581 PRESTON MANOR #02 STN 97 5 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 5.2%	5 / 5.2%	5 / 5.2%	/
Mean / Median Ratio of Sales:	99.71% / 99.94%	99.71% / 99.94%	99.71% / 99.94%	% / %
Count of Properties Listed:	5	5	5	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	26	26	26	

Qualified Conventional

Count / Pct of Sales:	5 / 5.2%	5 / 5.2%	5 / 5.2%	/
Mean / Median Ratio of Sales:	99.71% / 99.94%	99.71% / 99.94%	99.71% / 99.94%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$553,696

Average Current Yr Appr Val: \$592,402

Prev to Curr Pct Change: 6.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0625	BRIAR RIDGE ESTATES	STN	161	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 3.1%	5 / 3.1%	3 / 1.9%	2 / 1.2%	
Mean / Median Ratio of Sales:	99.11% / 99.97%	99.11% / 99.97%	99.65% / 99.97%	98.3% / 98.3%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	99%	99%	101%	96%	
Average 'Days On Market':	28	28	7	59	
Qualified Conventional					
Count / Pct of Sales:	5 / 3.1%	5 / 3.1%	3 / 1.9%	2 / 1.2%	
Mean / Median Ratio of Sales:	99.11% / 99.97%	99.11% / 99.97%	99.65% / 99.97%	98.3% / 98.3%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$921,339 Average Current Yr Appr Val: \$1,060,196 Prev to Curr Pct Change: 15.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0625N

BRIAR RIDGE ESTATES(NON CONFORMING)

CLS

32

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

%

%

%

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$1,371,911

Average Current Yr Appr Val: \$1,360,273

Prev to Curr Pct Change: -0.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0626	PRESTON RIDGE #3A	CLW	88	3	3%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	2 / 2.3%	1 / 1.1%
Mean / Median Ratio of Sales:	100.33% / 99.98%	100.33% / 99.98%	102.49% / 102.49%	95.99% / 95.99%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	100%	100%	101%	97%
Average 'Days On Market':	15	15	5	36
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	2 / 2.3%	1 / 1.1%
Mean / Median Ratio of Sales:	100.33% / 99.98%	100.33% / 99.98%	102.49% / 102.49%	95.99% / 95.99%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$471,923

Average Current Yr Appr Val: \$456,281

Prev to Curr Pct Change: -3.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0629 **HIGHLAND SQUARE** **STN** **63** **2** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.2%	2 / 3.2%	1 / 1.6%	1 / 1.6%
Mean / Median Ratio of Sales:	100.29% / 100.29%	100.29% / 100.29%	106.35% / 106.35%	94.23% / 94.23%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	99%
Average 'Days On Market':	9	9	4	14

Qualified Conventional

Count / Pct of Sales:	2 / 3.2%	2 / 3.2%	1 / 1.6%	1 / 1.6%
Mean / Median Ratio of Sales:	100.29% / 100.29%	100.29% / 100.29%	106.35% / 106.35%	94.23% / 94.23%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$465,559

Average Current Yr Appr Val: \$494,165

Prev to Curr Pct Change: 6.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0632 **QUAIL RIDGE CONDOMINIUMS** **STN** **45** **1** **2%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.2%	1 / 2.2%	1 / 2.2%	/
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	100.21% / 100.21%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	95 %	95 %	95 %	%
Average 'Days On Market':	197	197	197	

Qualified Conventional

Count / Pct of Sales:	1 / 2.2%	1 / 2.2%	1 / 2.2%	/
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	100.21% / 100.21%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$286,298

Average Current Yr Appr Val: \$279,212

Prev to Curr Pct Change: -2.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0633A	COLLIN GREEN CONDOS	LEM	115	5	4%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	5 / 4.3%	5 / 4.3%	3 / 2.6%	2 / 1.7%
Mean / Median Ratio of Sales:	89.78% / 99.25%	89.78% / 99.25%	83.09% / 78.52%	99.81% / 99.81%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	100%	100%	101%	98%
Average 'Days On Market':	16	16	4	34
<u>Qualified Conventional</u>				
Count / Pct of Sales:	5 / 4.3%	5 / 4.3%	3 / 2.6%	2 / 1.7%
Mean / Median Ratio of Sales:	89.78% / 99.25%	89.78% / 99.25%	83.09% / 78.52%	99.81% / 99.81%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$257,387

Average Current Yr Appr Val: \$209,891

Prev to Curr Pct Change: -18.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0635 RIVERVIEW TOWNHOMES

SDH 13

Mkt Cd: Blue Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$191,618

Average Current Yr Appr Val: \$189,900

Prev to Curr Pct Change: -0.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0637

EAST FORK ESTATES

NSH

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$126,683

Average Current Yr Appr Val: \$144,639

Prev to Curr Pct Change: 14.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0670 HIDDEN MEADOW OF LOS RIOS KER 40 2 5%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.5%	1 / 2.5%	/	1 / 2.5%
Mean / Median Ratio of Sales:	99.84% / 99.84%	99.84% / 99.84%	% / %	99.84% / 99.84%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	100%	100%	%	100%
Average 'Days On Market':	63	63		63

Qualified Conventional

Count / Pct of Sales:	1 / 2.5%	1 / 2.5%	/	1 / 2.5%
Mean / Median Ratio of Sales:	99.84% / 99.84%	99.84% / 99.84%	% / %	99.84% / 99.84%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 2.5%	1 / 2.5%	1 / 2.5%	/
Mean / Median Ratio of Sales:	109.08% / 109.08%	109.08% / 109.08%	109.08% / 109.08%	% / %
Average 'Days On Market':	85	85	85	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$373,149

Average Current Yr Appr Val: \$367,052

Prev to Curr Pct Change: -1.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0678	LA BUENA VIDA CONDOS	STN	61	3	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 4.9%	3 / 4.9%	2 / 3.3%	1 / 1.6%	
Mean / Median Ratio of Sales:	99.73% / 100.07%	99.73% / 100.07%	100.18% / 100.18%	98.83% / 98.83%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	97%	97%	98%	97%	
Average 'Days On Market':	69	69	52	102	
Qualified Conventional					
Count / Pct of Sales:	3 / 4.9%	3 / 4.9%	2 / 3.3%	1 / 1.6%	
Mean / Median Ratio of Sales:	99.73% / 100.07%	99.73% / 100.07%	100.18% / 100.18%	98.83% / 98.83%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$248,725
 Average Current Yr Appr Val: \$229,903
 Prev to Curr Pct Change: -7.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0680 LA PAZ #1 KER 115 2 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	1 / 0.9%	1 / 0.9%
Mean / Median Ratio of Sales:	100.05% / 100.05%	100.05% / 100.05%	101.73% / 101.73%	98.37% / 98.37%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	43	43	9	78

Qualified Conventional

Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	1 / 0.9%	1 / 0.9%
Mean / Median Ratio of Sales:	100.05% / 100.05%	100.05% / 100.05%	101.73% / 101.73%	98.37% / 98.37%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$376,101

Average Current Yr Appr Val: \$368,240

Prev to Curr Pct Change: -2.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0698	OAKWOOD GLEN #1	VLH	355	7	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 2.0%	7 / 2.0%	5 / 1.4%	2 / 0.6%	
Mean / Median Ratio of Sales:	96.62% / 96.89%	96.62% / 96.89%	97.39% / 96.89%	94.68% / 94.68%	
Count of Properties Listed:	7	7	5	2	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	49	49	57	30	
Qualified Conventional					
Count / Pct of Sales:	7 / 2.0%	7 / 2.0%	5 / 1.4%	2 / 0.6%	
Mean / Median Ratio of Sales:	96.62% / 96.89%	96.62% / 96.89%	97.39% / 96.89%	94.68% / 94.68%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$592,615 Average Current Yr Appr Val: \$598,687 Prev to Curr Pct Change: 1.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0699 STONETREE VLH 176 8 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 4.5%	8 / 4.5%	4 / 2.3%	4 / 2.3%
Mean / Median Ratio of Sales:	98.79% / 99.96%	98.79% / 99.96%	97.19% / 95.52%	100.39% / 103.33%
Count of Properties Listed:	8	8	4	4
Ratio of SalePrice / ListPrice:	99%	99%	102%	96%
Average 'Days On Market':	25	25	3	48

Qualified Conventional

Count / Pct of Sales:	8 / 4.5%	8 / 4.5%	4 / 2.3%	4 / 2.3%
Mean / Median Ratio of Sales:	98.79% / 99.96%	98.79% / 99.96%	97.19% / 95.52%	100.39% / 103.33%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$456,885

Average Current Yr Appr Val: \$526,219

Prev to Curr Pct Change: 15.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0704 COBBLESTONE CONDOS CLW 92 3 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.3%	2 / 2.2%	2 / 2.2%	1 / 1.1%
Mean / Median Ratio of Sales:	100.66% / 100.06%	103.2% / 103.2%	103.2% / 103.2%	95.58% / 95.58%
Count of Properties Listed:	3	2	2	1
Ratio of SalePrice / ListPrice:	96%	98%	98%	90%
Average 'Days On Market':	71	46	46	123

Qualified Conventional

Count / Pct of Sales:	3 / 3.3%	2 / 2.2%	2 / 2.2%	1 / 1.1%
Mean / Median Ratio of Sales:	100.66% / 100.06%	103.2% / 103.2%	103.2% / 103.2%	95.58% / 95.58%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$194,179

Average Current Yr Appr Val: \$199,582

Prev to Curr Pct Change: 2.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0738

CROWELLS HIDDEN VALLEY

CLP

2

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$50,000

Average Current Yr Appr Val: \$55,000

Prev to Curr Pct Change: 10 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhhd Code	Neighborhood Name	Nbhhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0748	GARDEN PARK ESTATES	NSH	3		
Mkt Cd:					
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$89,043

Average Current Yr Appr Val: \$89,039

Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0759	HOLIDAY ACRES	IRS	6		
Mkt Cd:					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$58,146
 Average Current Yr Appr Val: \$58,100
 Prev to Curr Pct Change: -0.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0763 HORSESHOEBEND ESTATES

HRH 30

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	/	%	/	%	/
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	/	%	/	%	/
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	/	%	/	%	/
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	/	%	/	%	/
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$942,132 Average Current Yr Appr Val: \$1,006,038 Prev to Curr Pct Change: 6.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0780	LAVON SHORES #1	IRS	3		

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$52,500	Average Current Yr Appr Val: \$70,000	Prev to Curr Pct Change: 33.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0781

LAVON SHORES #2

IRS

32

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$45,113

Average Current Yr Appr Val: \$58,655

Prev to Curr Pct Change: 30.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0793

MILLERS

IRS

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$70,825

Average Current Yr Appr Val: \$90,067

Prev to Curr Pct Change: 27.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0802

POINT SCANLAN

IRS

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$288,117

Average Current Yr Appr Val: \$287,848

Prev to Curr Pct Change: -0.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0808

READY TRIANGLE

KAB

2

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$37,817

Average Current Yr Appr Val: \$37,761

Prev to Curr Pct Change: -0.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0816WH	SABLE HILLS/WINDSOR HOMES	AKJ	24	1	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 4.2%	1 / 4.2%	1 / 4.2%	/	
Mean / Median Ratio of Sales:	99.69% / 99.69%	99.69% / 99.69%	99.69% / 99.69%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	9	9	9		
Qualified Conventional					
Count / Pct of Sales:	1 / 4.2%	1 / 4.2%	1 / 4.2%	/	
Mean / Median Ratio of Sales:	99.69% / 99.69%	99.69% / 99.69%	99.69% / 99.69%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$380,156 Average Current Yr Appr Val: \$556,152 Prev to Curr Pct Change: 46.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhhd Code	Neighborhood Name		Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0824	SNAVELY ACRES		IRS	11		
Mkt Cd:		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
Count of Properties Listed:						
Ratio of SalePrice / ListPrice:	%	%	%	%	%	
Average 'Days On Market':						
<u>Qualified Conventional</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
<u>Disqualified</u>						
Count /Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
Average 'Days On Market':						
<u>Foreclosures</u>						
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$73,407

Average Current Yr Appr Val: \$84,331

Prev to Curr Pct Change: 14.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0830	TALLANT & STONE	IRS	3		

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$21,000	Average Current Yr Appr Val: \$30,000	Prev to Curr Pct Change: 42.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$47,646

Average Current Yr Appr Val: \$47,621

Prev to Curr Pct Change: -0.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0855

YUCOTE

IRS

1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$50,171

Average Current Yr Appr Val: \$55,000

Prev to Curr Pct Change: 9.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0946	NEVADAORIGINAL DONATION	VLH	4		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$42,491
 Average Current Yr Appr Val: \$55,602
 Prev to Curr Pct Change: 30.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0948

GAY

VLH

2

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$68,717

Average Current Yr Appr Val: \$71,940

Prev to Curr Pct Change: 4.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0976MITCHELLKAB5

Mkt Cd:

Prior YTD Sales StudyPrior Year Sales Study1st 3Qtrs Sales StudyJan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$168,875Average Current Yr Appr Val: \$192,780Prev to Curr Pct Change: 14.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0982	FRISCO ORIGINAL DONATION	KMG	83	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	1 / 1.2%	/	
Mean / Median Ratio of Sales:	100.06% / 100.06%	100.06% / 100.06%	100.06% / 100.06%	% /	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	9	9	9		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	1 / 1.2%	/	
Mean / Median Ratio of Sales:	100.06% / 100.06%	100.06% / 100.06%	100.06% / 100.06%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$423,161 Average Current Yr Appr Val: \$384,310 Prev to Curr Pct Change: -9.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S09820TC FRISCO OD ZONED OTC KMG 39 1 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.6%	1 / 2.6%	1 / 2.6%	/
Mean / Median Ratio of Sales:	99.96% / 99.96%	99.96% / 99.96%	99.96% / 99.96%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	92%	92%	92%	%
Average 'Days On Market':	80	80	80	

Qualified Conventional

Count / Pct of Sales:	1 / 2.6%	1 / 2.6%	1 / 2.6%	/
Mean / Median Ratio of Sales:	99.96% / 99.96%	99.96% / 99.96%	99.96% / 99.96%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$329,707

Average Current Yr Appr Val: \$358,348

Prev to Curr Pct Change: 8.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S0982R	FRISCO ORIGINAL DONATION NEW/RENOVATED	KMG	106	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 4.7%	5 / 4.7%	5 / 4.7%	/	
Mean / Median Ratio of Sales:	100.1% / 99.78%	100.1% / 99.78%	100.1% / 99.78%	% / %	
Count of Properties Listed:	5	5	5		
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	86	86	86		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 4.7%	5 / 4.7%	5 / 4.7%	/	
Mean / Median Ratio of Sales:	100.1% / 99.78%	100.1% / 99.78%	100.1% / 99.78%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$701,662 Average Current Yr Appr Val: \$588,950 Prev to Curr Pct Change: -16.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S0982SF	FRISCO OD ZONED SF	KMG	162	4	2%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.5%	3 / 1.9%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	95.81% / 99.7%	94.22% / 99.32%	91.67% / 91.67%	99.95% / 99.95%
Count of Properties Listed:	4	3	2	2
Ratio of SalePrice / ListPrice:	96%	97%	97%	95%
Average 'Days On Market':	47	58	64	30

Qualified Conventional

Count / Pct of Sales:	4 / 2.5%	3 / 1.9%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	95.81% / 99.7%	94.22% / 99.32%	91.67% / 91.67%	99.95% / 99.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$453,836	Average Current Yr Appr Val: \$508,248	Prev to Curr Pct Change: 11.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold				
S1004	PRESTON NORTH ESTATES	AKJ	294	1	0%				
Mkt Cd: Blue Nbhd									
		Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
Qualified Conventional & REO									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
Count of Properties Listed:									
Ratio of SalePrice / ListPrice:		%		%		%		%	
Average 'Days On Market':									
Qualified Conventional									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
Qualified REO									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
Disqualified									
Count /Pct of Sales:		1 / 0.3%		1 / 0.3%		1 / 0.3%		/	
Mean / Median Ratio of Sales:		144.18% / 144.18%		144.18% / 144.18%		144.18% / 144.18%		% / %	
Average 'Days On Market':									
Foreclosures									
Count of 'Posted' / 'Struck Off':		0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	
Average Previous Yr Appr Val: \$147,362						Average Current Yr Appr Val: \$139,734		Prev to Curr Pct Change: -5.18 %	
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.									
Prior YTD Date Range:		2/1/2024 thru 1/31/2025				1st 3Qtrs Date Range:		1/1/2024 thru 8/31/2024	
Prior Year Date Range:		1/1/2024 thru 12/31/2024				Jan 1 Bracket Date Range:		9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)		Notice RAD Report				(All Nbhd's)			
Data as of 3/26/2025 10:18:53 AM		Prepared by Collin Central Appraisal District				Page 1138 of 2028			

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10084	LEUTWYLER	LHR	1		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$119,795
 Average Current Yr Appr Val: \$119,795
 Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10090

SADDLEHORN CREEK

LEM

80

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$747,201

Average Current Yr Appr Val: \$737,825

Prev to Curr Pct Change: -1.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10117 **THE PRESERVE** **AKY** **104** **2** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	2 / 1.9%	/
Mean / Median Ratio of Sales:	99% / 99%	99% / 99%	99% / 99%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	17	17	17	

Qualified Conventional

Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	2 / 1.9%	/
Mean / Median Ratio of Sales:	99% / 99%	99% / 99%	99% / 99%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$708,261

Average Current Yr Appr Val: \$740,476

Prev to Curr Pct Change: 4.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10119	CRYSTAL CREEK	DMR	11	1	9%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 9.1%	1 / 9.1%	1 / 9.1%	/
Mean / Median Ratio of Sales:	99.6% / 99.6%	99.6% / 99.6%	99.6% / 99.6%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%
Average 'Days On Market':	33	33	33	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 9.1%	1 / 9.1%	1 / 9.1%	/
Mean / Median Ratio of Sales:	99.6% / 99.6%	99.6% / 99.6%	99.6% / 99.6%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$745,623	Average Current Yr Appr Val: \$834,083	Prev to Curr Pct Change: 11.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10124

SANNER

SBR

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$112,104

Average Current Yr Appr Val: \$199,296

Prev to Curr Pct Change: 77.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10155

FAIRVIEW DOWNS

LAK

26

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$544,368

Average Current Yr Appr Val: \$549,817

Prev to Curr Pct Change: 1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10187	ROLLING RIDGE ESTATES #6	CLS	55		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$944,979 Average Current Yr Appr Val: \$912,654 Prev to Curr Pct Change: -3.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10189 RETREAT AT CRAIG RANCH EGM 65 5 8%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 7.7%	5 / 7.7%	4 / 6.2%	1 / 1.5%
Mean / Median Ratio of Sales:	98.26% / 100.3%	98.26% / 100.3%	98.74% / 100.32%	96.35% / 96.35%
Count of Properties Listed:	5	5	4	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	97%
Average 'Days On Market':	11	11	6	29

Qualified Conventional

Count / Pct of Sales:	5 / 7.7%	5 / 7.7%	4 / 6.2%	1 / 1.5%
Mean / Median Ratio of Sales:	98.26% / 100.3%	98.26% / 100.3%	98.74% / 100.32%	96.35% / 96.35%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$540,681

Average Current Yr Appr Val: \$564,798

Prev to Curr Pct Change: 4.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10192	HAMILTON HILLS	RAC	36	2	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 5.6%	2 / 5.6%	/	2 / 5.6%	
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	% / %	100.21% / 100.21%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	96%	96%	%	96%	
Average 'Days On Market':	98	98		98	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 5.6%	2 / 5.6%	/	2 / 5.6%	
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	% / %	100.21% / 100.21%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,266,071

Average Current Yr Appr Val: \$1,071,720

Prev to Curr Pct Change: -15.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10192R

RESERVES HAMILTON HILLS

RAC

22

Mkt Cd: Blue Nbhd

Mkt Cd: Blue Nbhd	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,271,114

Average Current Yr Appr Val: \$1,097,797

Prev to Curr Pct Change: -13.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1021 ANNAORIGINAL DONATION

NSH 1

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$77,699

Average Current Yr Appr Val: \$77,699

Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10219	NORTHGLEN #1	JRP	115	1	1%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		1 / 0.9%	1 / 0.9%	/	1 / 0.9%
Mean / Median Ratio of Sales:		100.01% / 100.01%	100.01% / 100.01%	% / %	100.01% / 100.01%
Count of Properties Listed:		1	1		1
Ratio of SalePrice / ListPrice:		100%	100%	%	100%
Average 'Days On Market':		11	11		11
<u>Qualified Conventional</u>					
Count / Pct of Sales:		1 / 0.9%	1 / 0.9%	/	1 / 0.9%
Mean / Median Ratio of Sales:		100.01% / 100.01%	100.01% / 100.01%	% / %	100.01% / 100.01%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$819,260 Average Current Yr Appr Val: \$792,731 Prev to Curr Pct Change: -3.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1022	BLUE RIDGEORIGINAL DONATION	EGM	11		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$55,156
 Average Current Yr Appr Val: \$55,152
 Prev to Curr Pct Change: -0.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10234

VILLAS AT TWIN CREEKS #3

AKY

56

1

2%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/
Mean / Median Ratio of Sales:	98.94% / 98.94%	98.94% / 98.94%	98.94% / 98.94%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	94%	94%	94%	%
Average 'Days On Market':	12	12	12	
Qualified Conventional				
Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/
Mean / Median Ratio of Sales:	98.94% / 98.94%	98.94% / 98.94%	98.94% / 98.94%	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$760,420

Average Current Yr Appr Val: \$647,589

Prev to Curr Pct Change: -14.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10243 **BEVERLY HILLS ESTATES** **MKN** **50** **2** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 4.0%	2 / 4.0%	1 / 2.0%	1 / 2.0%
Mean / Median Ratio of Sales:	100.03% / 100.03%	100.03% / 100.03%	104.6% / 104.6%	95.47% / 95.47%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%
Average 'Days On Market':	9	9	8	11

Qualified Conventional

Count / Pct of Sales:	2 / 4.0%	2 / 4.0%	1 / 2.0%	1 / 2.0%
Mean / Median Ratio of Sales:	100.03% / 100.03%	100.03% / 100.03%	104.6% / 104.6%	95.47% / 95.47%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	2.00% / 0.00%	2.00% / 0.00%	0.00% / 0.00%	2.00% / 0.00%

Average Previous Yr Appr Val: \$633,549

Average Current Yr Appr Val: \$772,586

Prev to Curr Pct Change: 21.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10275	LEXINGTON PARK #1	KER	14		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$382,809 Average Current Yr Appr Val: \$403,473 Prev to Curr Pct Change: 5.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1028PERKINS ADDITIONSEL1

Mkt Cd:

Prior YTD Sales StudyPrior Year Sales Study1st 3Qtrs Sales StudyJan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$35,604Average Current Yr Appr Val: \$42,504Prev to Curr Pct Change: 19.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10290	FAIRWAY MEADOWS	SLW	53	1	2%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.9%	1 / 1.9%	1 / 1.9%	/	
Mean / Median Ratio of Sales:	100.24% / 100.24%	100.24% / 100.24%	100.24% / 100.24%	% /	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	100%	100%	100%		%
Average 'Days On Market':	175	175	175		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.9%	1 / 1.9%	1 / 1.9%	/	
Mean / Median Ratio of Sales:	100.24% / 100.24%	100.24% / 100.24%	100.24% / 100.24%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$581,872 Average Current Yr Appr Val: \$568,681 Prev to Curr Pct Change: -2.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10296 SILVER OAK ESTATES DNB 93 4 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.3%	4 / 4.3%	2 / 2.2%	2 / 2.2%
Mean / Median Ratio of Sales:	97.86% / 97.03%	97.86% / 97.03%	91.76% / 91.76%	103.97% / 103.97%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	100%	100%	102%	97%
Average 'Days On Market':	6	6	4	9

Qualified Conventional

Count / Pct of Sales:	4 / 4.3%	4 / 4.3%	2 / 2.2%	2 / 2.2%
Mean / Median Ratio of Sales:	97.86% / 97.03%	97.86% / 97.03%	91.76% / 91.76%	103.97% / 103.97%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$558,305

Average Current Yr Appr Val: \$551,151

Prev to Curr Pct Change: -1.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10307	STARCREEK #6	AKY	82	3	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 3.7%	3 / 3.7%	2 / 2.4%	1 / 1.2%	
Mean / Median Ratio of Sales:	98.11% / 99.72%	98.11% / 99.72%	97.31% / 97.31%	99.72% / 99.72%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	101%	101%	102%	99%	
Average 'Days On Market':	28	28	20	45	
Qualified Conventional					
Count / Pct of Sales:	3 / 3.7%	3 / 3.7%	2 / 2.4%	1 / 1.2%	
Mean / Median Ratio of Sales:	98.11% / 99.72%	98.11% / 99.72%	97.31% / 97.31%	99.72% / 99.72%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$832,143 Average Current Yr Appr Val: \$807,574 Prev to Curr Pct Change: -2.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$78,254

Average Current Yr Appr Val: \$88,993

Prev to Curr Pct Change: 13.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10321

KATHRYN PARK

JRP

68

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$617,511

Average Current Yr Appr Val: \$635,386

Prev to Curr Pct Change: 2.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10337 WISKBROOK ESTATES DNB 54 1 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.9%	1 / 1.9%	1 / 1.9%	/
Mean / Median Ratio of Sales:	99.71% / 99.71%	99.71% / 99.71%	99.71% / 99.71%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	3	3	3	

Qualified Conventional

Count / Pct of Sales:	1 / 1.9%	1 / 1.9%	1 / 1.9%	/
Mean / Median Ratio of Sales:	99.71% / 99.71%	99.71% / 99.71%	99.71% / 99.71%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.85% / 0.00%	1.85% / 0.00%	1.85% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$742,976

Average Current Yr Appr Val: \$759,297

Prev to Curr Pct Change: 2.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10345

GABLES AT NORTH HILL #2B

DMR

75

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$541,981

Average Current Yr Appr Val: \$529,115

Prev to Curr Pct Change: -2.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10440	WINDSOR PARK	SBR	53	3	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 5.7%	3 / 5.7%	3 / 5.7%	/	
Mean / Median Ratio of Sales:	97.25% / 99.92%	97.25% / 99.92%	97.25% / 99.92%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	103	103	103		
Qualified Conventional					
Count / Pct of Sales:	3 / 5.7%	3 / 5.7%	3 / 5.7%	/	
Mean / Median Ratio of Sales:	97.25% / 99.92%	97.25% / 99.92%	97.25% / 99.92%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$554,786 Average Current Yr Appr Val: \$551,954 Prev to Curr Pct Change: -0.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10458	COTTRELL	KAB	1		
Mkt Cd:					
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$103,650

Average Current Yr Appr Val: \$104,748

Prev to Curr Pct Change: 1.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10459	HARBOR AT ADRIATICA RES CONDOS	HRH	26	2	8%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 7.7%	2 / 7.7%	2 / 7.7%	/
Mean / Median Ratio of Sales:	99.91% / 99.91%	99.91% / 99.91%	99.91% / 99.91%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	66	66	66	

Qualified Conventional

Count / Pct of Sales:	2 / 7.7%	2 / 7.7%	2 / 7.7%	/
Mean / Median Ratio of Sales:	99.91% / 99.91%	99.91% / 99.91%	99.91% / 99.91%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$610,909	Average Current Yr Appr Val: \$548,844	Prev to Curr Pct Change: -10.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10466	CRAIG RANCH NORTH #2	EGM	74	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	/	2 / 2.7%	
Mean / Median Ratio of Sales:	99.82% / 99.82%	99.82% / 99.82%	% / %	99.82% / 99.82%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	96%	96%	%	96%	
Average 'Days On Market':	203	203		203	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	/	2 / 2.7%	
Mean / Median Ratio of Sales:	99.82% / 99.82%	99.82% / 99.82%	% / %	99.82% / 99.82%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$668,590 Average Current Yr Appr Val: \$612,939 Prev to Curr Pct Change: -8.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10475	HARDIN LAKE	DNB	95	4	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 4.2%	4 / 4.2%	3 / 3.2%	1 / 1.1%	
Mean / Median Ratio of Sales:	101.91% / 99.8%	101.91% / 99.8%	99.09% / 99.56%	110.36% / 110.36%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	96%	
Average 'Days On Market':	28	28	7	89	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 4.2%	4 / 4.2%	3 / 3.2%	1 / 1.1%	
Mean / Median Ratio of Sales:	101.91% / 99.8%	101.91% / 99.8%	99.09% / 99.56%	110.36% / 110.36%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$630,647
 Average Current Yr Appr Val: \$652,704
 Prev to Curr Pct Change: 3.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1049

COLEMAN

AKJ

1

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$124,688

Average Current Yr Appr Val: \$144,690

Prev to Curr Pct Change: 16.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1050COLLEGE HEIGHTS

AKJ1

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$40,968

Average Current Yr Appr Val: \$54,468

Prev to Curr Pct Change: 32.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10510	TIMBER BROOK NORTH PHASE II	KER	87	5	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 5.7%	4 / 4.6%	2 / 2.3%	3 / 3.4%	
Mean / Median Ratio of Sales:	98.1% / 99.84%	97.25% / 97.02%	92.89% / 92.89%	101.58% / 101.51%	
Count of Properties Listed:	5	4	2	3	
Ratio of SalePrice / ListPrice:	97%	97%	96%	97%	
Average 'Days On Market':	56	44	24	78	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 5.7%	4 / 4.6%	2 / 2.3%	3 / 3.4%	
Mean / Median Ratio of Sales:	98.1% / 99.84%	97.25% / 97.02%	92.89% / 92.89%	101.58% / 101.51%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$489,298
 Average Current Yr Appr Val: \$509,904
 Prev to Curr Pct Change: 4.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10512PRADO PLACE 1

VLH2

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$100,183

Average Current Yr Appr Val: \$129,104

Prev to Curr Pct Change: 28.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10556 **LIVE OAK CREEK** **LAK** **112** **5** **4%**

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 4.5%	5 / 4.5%	3 / 2.7%	2 / 1.8%
Mean / Median Ratio of Sales:	101.54% / 99.81%	101.54% / 99.81%	98.97% / 98.02%	105.41% / 105.41%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	97%	97%	99%	94%
Average 'Days On Market':	48	48	48	49

Qualified Conventional

Count / Pct of Sales:	5 / 4.5%	5 / 4.5%	3 / 2.7%	2 / 1.8%
Mean / Median Ratio of Sales:	101.54% / 99.81%	101.54% / 99.81%	98.97% / 98.02%	105.41% / 105.41%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$546,578

Average Current Yr Appr Val: \$569,330

Prev to Curr Pct Change: 4.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10557

KERALA CHRISTIAN RETIREMENT COMMUNITY #1 OF 1A

CLP

19

1

5%

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	1 / 5.3%	1 / 5.3%	/	1 / 5.3%
Mean / Median Ratio of Sales:	99.71% / 99.71%	99.71% / 99.71%	% / %	99.71% / 99.71%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	100%	100%	%	100%
Average 'Days On Market':	173	173		173
Qualified Conventional				
Count / Pct of Sales:	1 / 5.3%	1 / 5.3%	/	1 / 5.3%
Mean / Median Ratio of Sales:	99.71% / 99.71%	99.71% / 99.71%	% / %	99.71% / 99.71%
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$361,010

Average Current Yr Appr Val: \$382,586

Prev to Curr Pct Change: 5.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name						Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10576	RENAISSANCE						SEL	31		
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study			
<u>Qualified Conventional & REO</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	
Count of Properties Listed:										
Ratio of SalePrice / ListPrice:	%		%		%		%			
Average 'Days On Market':										
<u>Qualified Conventional</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	
<u>Qualified REO</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	
<u>Disqualified</u>										
Count /Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	
Average 'Days On Market':										
<u>Foreclosures</u>										
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0			
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%			

Average Previous Yr Appr Val: \$651,905

Average Current Yr Appr Val: \$662,663

Prev to Curr Pct Change: 1.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1058

HOWELL

AKJ

2

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$78,483

Average Current Yr Appr Val: \$87,875

Prev to Curr Pct Change: 11.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10595 PARKWAY HEIGHTS PH. 3 DMR 81 3 4%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.7%	3 / 3.7%	3 / 3.7%	/
Mean / Median Ratio of Sales:	102.04% / 100.01%	102.04% / 100.01%	102.04% / 100.01%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	16	16	16	

Qualified Conventional

Count / Pct of Sales:	3 / 3.7%	3 / 3.7%	3 / 3.7%	/
Mean / Median Ratio of Sales:	102.04% / 100.01%	102.04% / 100.01%	102.04% / 100.01%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$409,226

Average Current Yr Appr Val: \$408,257

Prev to Curr Pct Change: -0.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10601 **LIBERTY CROSSING** **EGM** **94** **2** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.1%	2 / 2.1%	2 / 2.1%	/
Mean / Median Ratio of Sales:	99.69% / 99.69%	99.69% / 99.69%	99.69% / 99.69%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	26	26	26	

Qualified Conventional

Count / Pct of Sales:	2 / 2.1%	2 / 2.1%	2 / 2.1%	/
Mean / Median Ratio of Sales:	99.69% / 99.69%	99.69% / 99.69%	99.69% / 99.69%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$936,650

Average Current Yr Appr Val: \$941,404

Prev to Curr Pct Change: 0.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10602 **OAK POINT ESTATES PH. 2** **KER** **83** **4** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.8%	4 / 4.8%	3 / 3.6%	1 / 1.2%
Mean / Median Ratio of Sales:	99.62% / 100.34%	99.62% / 100.34%	99.43% / 100.46%	100.21% / 100.21%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	35	35	18	86

Qualified Conventional

Count / Pct of Sales:	4 / 4.8%	4 / 4.8%	3 / 3.6%	1 / 1.2%
Mean / Median Ratio of Sales:	99.62% / 100.34%	99.62% / 100.34%	99.43% / 100.46%	100.21% / 100.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$552,085

Average Current Yr Appr Val: \$611,286

Prev to Curr Pct Change: 10.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1061JACKSON #2AKJ1

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$77,760Average Current Yr Appr Val: \$89,910Prev to Curr Pct Change: 15.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1063

PENDLETON

AKJ

2

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$38,947

Average Current Yr Appr Val: \$44,884

Prev to Curr Pct Change: 15.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10649	COTTONWOOD CROSSING	CEC	49	6	12%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 12.2%	6 / 12.2%	5 / 10.2%	1 / 2.0%
Mean / Median Ratio of Sales:	101.29% / 101.87%	101.29% / 101.87%	102.01% / 103.69%	97.68% / 97.68%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	97%
Average 'Days On Market':	19	19	18	28

Qualified Conventional

Count / Pct of Sales:	6 / 12.2%	6 / 12.2%	5 / 10.2%	1 / 2.0%
Mean / Median Ratio of Sales:	101.29% / 101.87%	101.29% / 101.87%	102.01% / 103.69%	97.68% / 97.68%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$521,898

Average Current Yr Appr Val: \$542,510

Prev to Curr Pct Change: 3.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10658 **ENCLAVE AT HIDDEN CREEK** **SBR** **48** **2** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 4.2%	2 / 4.2%	1 / 2.1%	1 / 2.1%
Mean / Median Ratio of Sales:	100.01% / 100.01%	100.01% / 100.01%	97.34% / 97.34%	102.67% / 102.67%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	23	23	7	40

Qualified Conventional

Count / Pct of Sales:	2 / 4.2%	2 / 4.2%	1 / 2.1%	1 / 2.1%
Mean / Median Ratio of Sales:	100.01% / 100.01%	100.01% / 100.01%	97.34% / 97.34%	102.67% / 102.67%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$631,283

Average Current Yr Appr Val: \$689,409

Prev to Curr Pct Change: 9.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10674 BELMONT WOODS SLW 91 5 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 5.5%	5 / 5.5%	3 / 3.3%	2 / 2.2%
Mean / Median Ratio of Sales:	99.58% / 100.03%	99.58% / 100.03%	97.9% / 97.8%	102.12% / 102.12%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%
Average 'Days On Market':	22	22	5	47

Qualified Conventional

Count / Pct of Sales:	5 / 5.5%	5 / 5.5%	3 / 3.3%	2 / 2.2%
Mean / Median Ratio of Sales:	99.58% / 100.03%	99.58% / 100.03%	97.9% / 97.8%	102.12% / 102.12%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$666,762

Average Current Yr Appr Val: \$658,157

Prev to Curr Pct Change: -1.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1068

WOODARD

AKJ

1

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$75,475

Average Current Yr Appr Val: \$87,115

Prev to Curr Pct Change: 15.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10686	ANGEL FIELD WEST	CEC	64	5	8%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	5 / 7.8%	5 / 7.8%	5 / 7.8%	/
Mean / Median Ratio of Sales:	106.28% / 101.24%	106.28% / 101.24%	106.28% / 101.24%	% / %
Count of Properties Listed:	5	5	5	
Ratio of SalePrice / ListPrice:	103%	103%	103%	%
Average 'Days On Market':	40	40	40	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	5 / 7.8%	5 / 7.8%	5 / 7.8%	/
Mean / Median Ratio of Sales:	106.28% / 101.24%	106.28% / 101.24%	106.28% / 101.24%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$973,038

Average Current Yr Appr Val: \$1,177,351

Prev to Curr Pct Change: 21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1069WILEYAKJ1

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$41,187Average Current Yr Appr Val: \$47,207Prev to Curr Pct Change: 14.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10696	CREEKSIDE ESTATES	GSO	27		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$1,327,427					
Average Current Yr Appr Val: \$1,358,548					
Prev to Curr Pct Change: 2.34 %					
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					

Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)		Notice RAD Report		(All Nbhd's)	
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10714	ARBORS AT WILLOW BAY #5	SLW	40		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$788,873
 Average Current Yr Appr Val: \$762,947
 Prev to Curr Pct Change: -3.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10726	KINGSBRIDGE	RAC	59		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%
Average Previous Yr Appr Val: \$909,487					
Average Current Yr Appr Val: \$908,920					
Prev to Curr Pct Change: -0.06 %					
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
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Notice RAD Report					
(All NbhdS)					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10736 MERRIMAN ESTATES KER 104 1 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	1 / 1.0%	/
Mean / Median Ratio of Sales:	100.03% / 100.03%	100.03% / 100.03%	100.03% / 100.03%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	13	13	13	

Qualified Conventional

Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	1 / 1.0%	/
Mean / Median Ratio of Sales:	100.03% / 100.03%	100.03% / 100.03%	100.03% / 100.03%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$619,155

Average Current Yr Appr Val: \$645,149

Prev to Curr Pct Change: 4.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10748	TRAILPOINTE AT WESTRIDGE	MKN	89	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	1 / 1.1%	2 / 2.2%	
Mean / Median Ratio of Sales:	92.47% / 98.76%	92.47% / 98.76%	77.58% / 77.58%	99.92% / 99.92%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	100%	100%	104%	98%	
Average 'Days On Market':	18	18	3	26	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	1 / 1.1%	2 / 2.2%	
Mean / Median Ratio of Sales:	92.47% / 98.76%	92.47% / 98.76%	77.58% / 77.58%	99.92% / 99.92%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$607,429

Average Current Yr Appr Val: \$472,030

Prev to Curr Pct Change: -22.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10754	ENCHANTED CREEK PH 1	RAC	29	2	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 6.9%	2 / 6.9%	2 / 6.9%	/	
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	99.92% / 99.92%	% / %	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	54	54	54		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 6.9%	2 / 6.9%	2 / 6.9%	/	
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	99.92% / 99.92%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,055,502 Average Current Yr Appr Val: \$1,047,084 Prev to Curr Pct Change: -0.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10767	BLUFFS AT CHAPEL CREEK	KLC	12	1	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 8.3%	1 / 8.3%	1 / 8.3%	/	
Mean / Median Ratio of Sales:	99.77% / 99.77%	99.77% / 99.77%	99.77% / 99.77%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	91%	91%	91%	%	
Average 'Days On Market':	320	320	320		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 8.3%	1 / 8.3%	1 / 8.3%	/	
Mean / Median Ratio of Sales:	99.77% / 99.77%	99.77% / 99.77%	99.77% / 99.77%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$3,682,800
 Average Current Yr Appr Val: \$3,352,573
 Prev to Curr Pct Change: -8.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10778	ANSLEY MEADOW	AKY	179	8	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 4.5%	8 / 4.5%	5 / 2.8%	3 / 1.7%	
Mean / Median Ratio of Sales:	94.39% / 95.18%	94.39% / 95.18%	91.88% / 88.57%	98.58% / 98.06%	
Count of Properties Listed:	8	8	5	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	64	64	73	49	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 4.5%	8 / 4.5%	5 / 2.8%	3 / 1.7%	
Mean / Median Ratio of Sales:	94.39% / 95.18%	94.39% / 95.18%	91.88% / 88.57%	98.58% / 98.06%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$609,467
 Average Current Yr Appr Val: \$563,565
 Prev to Curr Pct Change: -7.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10779	MONTGOMERY RIDGE PH 1	CEC	171	7	4%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	7 / 4.1%	6 / 3.5%	5 / 2.9%	2 / 1.2%
Mean / Median Ratio of Sales:	97.93% / 98.34%	97.32% / 97.91%	96.73% / 97.48%	100.92% / 100.92%
Count of Properties Listed:	7	6	5	2
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	33	30	32	34
<u>Qualified Conventional</u>				
Count / Pct of Sales:	7 / 4.1%	6 / 3.5%	5 / 2.9%	2 / 1.2%
Mean / Median Ratio of Sales:	97.93% / 98.34%	97.32% / 97.91%	96.73% / 97.48%	100.92% / 100.92%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	3 / 0	4 / 0	3 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.75% / 0.00%	2.34% / 0.00%	1.75% / 0.00%	0.58% / 0.00%

Average Previous Yr Appr Val: \$737,688

Average Current Yr Appr Val: \$728,320

Prev to Curr Pct Change: -1.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10784	ENCHANTED CREEK PH 1B	RAC	25		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$840,326

Average Current Yr Appr Val: \$838,500

Prev to Curr Pct Change: -0.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10800	MALIBU ESTATES	DMR	71	2	3%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	2 / 2.8%		2 / 2.8%		2 / 2.8%		/	
Mean / Median Ratio of Sales:	100.07% / 100.07%		100.07% / 100.07%		100.07% / 100.07%		% / %	
Count of Properties Listed:	2		2		2			
Ratio of SalePrice / ListPrice:	101%		101%		101%		%	
Average 'Days On Market':	1		1		1			
<u>Qualified Conventional</u>								
Count / Pct of Sales:	2 / 2.8%		2 / 2.8%		2 / 2.8%		/	
Mean / Median Ratio of Sales:	100.07% / 100.07%		100.07% / 100.07%		100.07% / 100.07%		% / %	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	1 / 0		0 / 0		0 / 0		1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.41% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		1.41% / 0.00%	

Average Previous Yr Appr Val: \$655,333

Average Current Yr Appr Val: \$689,332

Prev to Curr Pct Change: 5.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10811	PARK RIDGE	DNB	96	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 3.1%	3 / 3.1%	2 / 2.1%	1 / 1.0%	
Mean / Median Ratio of Sales:	99.92% / 97.09%	99.92% / 97.09%	96.46% / 96.46%	106.83% / 106.83%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%	
Average 'Days On Market':	35	35	3	101	
Qualified Conventional					
Count / Pct of Sales:	3 / 3.1%	3 / 3.1%	2 / 2.1%	1 / 1.0%	
Mean / Median Ratio of Sales:	99.92% / 97.09%	99.92% / 97.09%	96.46% / 96.46%	106.83% / 106.83%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$550,712
 Average Current Yr Appr Val: \$566,851
 Prev to Curr Pct Change: 2.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10820	PALISADES TOWN CENTRAL	CLW	48	3	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 6.3%	3 / 6.3%	2 / 4.2%	1 / 2.1%	
Mean / Median Ratio of Sales:	99.12% / 100.25%	99.12% / 100.25%	98.55% / 98.55%	100.25% / 100.25%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	42	42	23	81	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 6.3%	3 / 6.3%	2 / 4.2%	1 / 2.1%	
Mean / Median Ratio of Sales:	99.12% / 100.25%	99.12% / 100.25%	98.55% / 98.55%	100.25% / 100.25%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	2.08% / 0.00%	2.08% / 0.00%	0.00% / 0.00%	2.08% / 0.00%	

Average Previous Yr Appr Val: \$547,821
 Average Current Yr Appr Val: \$582,233
 Prev to Curr Pct Change: 6.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10824	PARKSIDE #1	SEL	79	2	3%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	2 / 2.5%		2 / 2.5%		1 / 1.3%		1 / 1.3%	
Mean / Median Ratio of Sales:	99.92 %	99.92 %	99.92 %	99.92 %	102.39 %	102.39 %	97.46 %	97.46 %
Count of Properties Listed:	2		2		1		1	
Ratio of SalePrice / ListPrice:	97 %		97 %		97 %		97 %	
Average 'Days On Market':	123		123		14		232	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	2 / 2.5%		2 / 2.5%		1 / 1.3%		1 / 1.3%	
Mean / Median Ratio of Sales:	99.92 %	99.92 %	99.92 %	99.92 %	102.39 %	102.39 %	97.46 %	97.46 %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00 % / 0.00 %		0.00 % / 0.00 %		0.00 % / 0.00 %		0.00 % / 0.00 %	

Average Previous Yr Appr Val: \$533,688

Average Current Yr Appr Val: \$534,021

Prev to Curr Pct Change: 0.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10842	INGRAM TERRACE	DMR	62		
Mkt Cd:					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Qualified REO					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Disqualified					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$638,879 Average Current Yr Appr Val: \$650,027 Prev to Curr Pct Change: 1.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10844

ROYAL OAKS #2

KER

10

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$635,331

Average Current Yr Appr Val: \$669,730

Prev to Curr Pct Change: 5.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10851	CENTRAL PARK ON PRESTON	CLW	68	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/	
Mean / Median Ratio of Sales:	99.74% / 99.74%	99.74% / 99.74%	99.74% / 99.74%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	5	5	5		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/	
Mean / Median Ratio of Sales:	99.74% / 99.74%	99.74% / 99.74%	99.74% / 99.74%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$764,192
 Average Current Yr Appr Val: \$770,279
 Prev to Curr Pct Change: 0.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10856	MAGNOLIA RIDGE #1	KAB	95	2	2%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		2 / 2.1%	2 / 2.1%	1 / 1.1%	1 / 1.1%
Mean / Median Ratio of Sales:		100.24% / 100.24%	100.24% / 100.24%	102.71% / 102.71%	97.77% / 97.77%
Count of Properties Listed:		2	2	1	1
Ratio of SalePrice / ListPrice:		99%	99%	99%	100%
Average 'Days On Market':		92	92	54	130
<u>Qualified Conventional</u>					
Count / Pct of Sales:		2 / 2.1%	2 / 2.1%	1 / 1.1%	1 / 1.1%
Mean / Median Ratio of Sales:		100.24% / 100.24%	100.24% / 100.24%	102.71% / 102.71%	97.77% / 97.77%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':		1.05% / 0.00%	1.05% / 0.00%	0.00% / 0.00%	1.05% / 0.00%

Average Previous Yr Appr Val: \$528,839 Average Current Yr Appr Val: \$509,261 Prev to Curr Pct Change: -3.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10857	VILLAS OF STONE HOLLOW	SBR	56	1	2%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	/	1 / 1.8%	
Mean / Median Ratio of Sales:	100.24% / 100.24%	100.24% / 100.24%	% / %	100.24% / 100.24%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	100%	100%	%	100%	
Average 'Days On Market':	6	6		6	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	/	1 / 1.8%	
Mean / Median Ratio of Sales:	100.24% / 100.24%	100.24% / 100.24%	% / %	100.24% / 100.24%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$487,900 Average Current Yr Appr Val: \$538,328 Prev to Curr Pct Change: 10.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10860 MALONE MEADOWS CEC 44 2 5%

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 4.5%	2 / 4.5%	1 / 2.3%	1 / 2.3%
Mean / Median Ratio of Sales:	100.34% / 100.34%	100.34% / 100.34%	105.84% / 105.84%	94.84% / 94.84%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	95%	95%	93%	96%
Average 'Days On Market':	35	35	61	9

Qualified Conventional

Count / Pct of Sales:	2 / 4.5%	2 / 4.5%	1 / 2.3%	1 / 2.3%
Mean / Median Ratio of Sales:	100.34% / 100.34%	100.34% / 100.34%	105.84% / 105.84%	94.84% / 94.84%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	2.27% / 0.00%	2.27% / 0.00%	2.27% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$637,979

Average Current Yr Appr Val: \$641,357

Prev to Curr Pct Change: 0.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10901 LEWIS PARK ESTATES GSO 30 3 10%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 10.0%	3 / 10.0%	1 / 3.3%	2 / 6.7%
Mean / Median Ratio of Sales:	102.08% / 99.77%	102.08% / 99.77%	91.82% / 91.82%	107.21% / 107.21%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	93%	93%	99%	90%
Average 'Days On Market':	177	177	285	123

Qualified Conventional

Count / Pct of Sales:	3 / 10.0%	3 / 10.0%	1 / 3.3%	2 / 6.7%
Mean / Median Ratio of Sales:	102.08% / 99.77%	102.08% / 99.77%	91.82% / 91.82%	107.21% / 107.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,521,259

Average Current Yr Appr Val: \$1,738,670

Prev to Curr Pct Change: 14.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10917	WILLIAMS ESTATE	VLH	55	1	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/	
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	99.78% / 99.78%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	51	51	51		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/	
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	99.78% / 99.78%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$414,925 Average Current Yr Appr Val: \$465,433 Prev to Curr Pct Change: 12.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10922	GLENDOVER GARDENS	AKY	42	3	7%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO												
Count / Pct of Sales:	3 / 7.1%			3 / 7.1%			2 / 4.8%			1 / 2.4%		
Mean / Median Ratio of Sales:	97.55% / 98.21%			97.55% / 98.21%			96.38% / 96.38%			99.89% / 99.89%		
Count of Properties Listed:	2			2			1			1		
Ratio of SalePrice / ListPrice:	99%			99%			99%			100%		
Average 'Days On Market':	27			27			51			3		
Qualified Conventional												
Count / Pct of Sales:	3 / 7.1%			3 / 7.1%			2 / 4.8%			1 / 2.4%		
Mean / Median Ratio of Sales:	97.55% / 98.21%			97.55% / 98.21%			96.38% / 96.38%			99.89% / 99.89%		
Qualified REO												
Count / Pct of Sales:	/			/			/			/		
Mean / Median Ratio of Sales:	% / %			% / %			% / %			% / %		
Disqualified												
Count /Pct of Sales:	/			/			/			/		
Mean / Median Ratio of Sales:	% / %			% / %			% / %			% / %		
Average 'Days On Market':												
Foreclosures												
Count of 'Posted' / 'Struck Off':	0 / 0			0 / 0			0 / 0			0 / 0		
of Props 'Posted' / 'Struck Off':	0.00% / 0.00%			0.00% / 0.00%			0.00% / 0.00%			0.00% / 0.00%		

Average Previous Yr Appr Val: \$476,446	Average Current Yr Appr Val: \$458,351	Prev to Curr Pct Change:	-3.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10930 TRINITY FALLS PLANNING UNIT 2 #3 LAK 84 5 6%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 6.0%	5 / 6.0%	4 / 4.8%	1 / 1.2%
Mean / Median Ratio of Sales:	99.58% / 100.13%	99.58% / 100.13%	102.16% / 102.62%	89.26% / 89.26%
Count of Properties Listed:	5	5	4	1
Ratio of SalePrice / ListPrice:	97%	97%	96%	97%
Average 'Days On Market':	48	48	57	12

Qualified Conventional

Count / Pct of Sales:	5 / 6.0%	5 / 6.0%	4 / 4.8%	1 / 1.2%
Mean / Median Ratio of Sales:	99.58% / 100.13%	99.58% / 100.13%	102.16% / 102.62%	89.26% / 89.26%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$823,791

Average Current Yr Appr Val: \$849,996

Prev to Curr Pct Change: 3.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10932	SOUTHRIDGE EAST	RAC	39	1	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 2.6%	1 / 2.6%	1 / 2.6%	/	
Mean / Median Ratio of Sales:	99.6% / 99.6%	99.6% / 99.6%	99.6% / 99.6%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	87	87	87		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 2.6%	1 / 2.6%	1 / 2.6%	/	
Mean / Median Ratio of Sales:	99.6% / 99.6%	99.6% / 99.6%	99.6% / 99.6%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$992,391 Average Current Yr Appr Val: \$1,186,493 Prev to Curr Pct Change: 19.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10940 PARKSIDE AT FAIRVIEW GSO 60 5 8%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 8.3%	5 / 8.3%	3 / 5.0%	2 / 3.3%
Mean / Median Ratio of Sales:	101.16% / 100.98%	101.16% / 100.98%	99.31% / 96.94%	103.95% / 103.95%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	97%	97%	96%	98%
Average 'Days On Market':	66	66	45	99

Qualified Conventional

Count / Pct of Sales:	5 / 8.3%	5 / 8.3%	3 / 5.0%	2 / 3.3%
Mean / Median Ratio of Sales:	101.16% / 100.98%	101.16% / 100.98%	99.31% / 96.94%	103.95% / 103.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.67% / 0.00%	1.67% / 0.00%	0.00% / 0.00%	1.67% / 0.00%

Average Previous Yr Appr Val: \$1,598,659

Average Current Yr Appr Val: \$1,699,648

Prev to Curr Pct Change: 6.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10946 **RICE FIELD** **KER** **64** **7** **11%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 10.9%	5 / 7.8%	2 / 3.1%	5 / 7.8%
Mean / Median Ratio of Sales:	100.91% / 100.04%	101.19% / 99.94%	99.75% / 99.75%	101.38% / 100.04%
Count of Properties Listed:	7	5	2	5
Ratio of SalePrice / ListPrice:	97%	97%	100%	96%
Average 'Days On Market':	94	93	55	110

Qualified Conventional

Count / Pct of Sales:	7 / 10.9%	5 / 7.8%	2 / 3.1%	5 / 7.8%
Mean / Median Ratio of Sales:	100.91% / 100.04%	101.19% / 99.94%	99.75% / 99.75%	101.38% / 100.04%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$598,017

Average Current Yr Appr Val: \$556,169

Prev to Curr Pct Change: -7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10947 **FIRESIDE VILLAGE** **DNB** **44** **3** **7%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 6.8%	3 / 6.8%	3 / 6.8%	/
Mean / Median Ratio of Sales:	97.43% / 99.98%	97.43% / 99.98%	97.43% / 99.98%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	50	50	50	

Qualified Conventional

Count / Pct of Sales:	3 / 6.8%	3 / 6.8%	3 / 6.8%	/
Mean / Median Ratio of Sales:	97.43% / 99.98%	97.43% / 99.98%	97.43% / 99.98%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$391,990

Average Current Yr Appr Val: \$386,841

Prev to Curr Pct Change: -1.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10948 GREENS AT STACY CROSSING EGM 149 5 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.4%	4 / 2.7%	3 / 2.0%	2 / 1.3%
Mean / Median Ratio of Sales:	100.72% / 99.96%	102.09% / 102.02%	102.97% / 104.09%	97.33% / 97.33%
Count of Properties Listed:	5	4	3	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	48	54	41	60

Qualified Conventional

Count / Pct of Sales:	5 / 3.4%	4 / 2.7%	3 / 2.0%	2 / 1.3%
Mean / Median Ratio of Sales:	100.72% / 99.96%	102.09% / 102.02%	102.97% / 104.09%	97.33% / 97.33%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$411,231

Average Current Yr Appr Val: \$417,751

Prev to Curr Pct Change: 1.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10966

EMORY PARK P1

KMG

44

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	1 / 0		1 / 0		0 / 0		1 / 0	
Pct of Props 'Posted' / 'Struck Off':	2.27% / 0.00%		2.27% / 0.00%		0.00% / 0.00%		2.27% / 0.00%	

Average Previous Yr Appr Val: \$826,484

Average Current Yr Appr Val: \$725,329

Prev to Curr Pct Change: -12.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S10980 VILLAGES OF STONELAKE ESTATES #4B SLW 71 2 3%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.8%	2 / 2.8%	1 / 1.4%	1 / 1.4%
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	94.79% / 94.79%	105.65% / 105.65%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	98%	98%	102%	95%
Average 'Days On Market':	38	38	5	72

Qualified Conventional

Count / Pct of Sales:	2 / 2.8%	2 / 2.8%	1 / 1.4%	1 / 1.4%
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	94.79% / 94.79%	105.65% / 105.65%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,069,614

Average Current Yr Appr Val: \$1,034,009

Prev to Curr Pct Change: -3.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10983	TRINITY FALLS PLANNING UNIT 2 #4	LAK	52	1	2%
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.9%	1 / 1.9%	/	1 / 1.9%	
Mean / Median Ratio of Sales:	98.02% / 98.02%	98.02% / 98.02%	% / %	98.02% / 98.02%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	100%	100%	%	100%	
Average 'Days On Market':	63	63		63	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.9%	1 / 1.9%	/	1 / 1.9%	
Mean / Median Ratio of Sales:	98.02% / 98.02%	98.02% / 98.02%	% / %	98.02% / 98.02%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$800,526 Average Current Yr Appr Val: \$773,348 Prev to Curr Pct Change: -3.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S10995	PARKVIEW LANE	CEC	93	2	2%
Mkt Cd:					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11004 HARVARD VILLAS JEV 87 5 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 5.7%	5 / 5.7%	4 / 4.6%	1 / 1.1%
Mean / Median Ratio of Sales:	99.8% / 100.09%	99.8% / 100.09%	100.16% / 100.32%	98.34% / 98.34%
Count of Properties Listed:	5	5	4	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%
Average 'Days On Market':	38	38	39	35

Qualified Conventional

Count / Pct of Sales:	5 / 5.7%	5 / 5.7%	4 / 4.6%	1 / 1.1%
Mean / Median Ratio of Sales:	99.8% / 100.09%	99.8% / 100.09%	100.16% / 100.32%	98.34% / 98.34%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$496,115

Average Current Yr Appr Val: \$505,316

Prev to Curr Pct Change: 1.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11007

GABLES AT OHIO

DNB

86

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$469,593

Average Current Yr Appr Val: \$451,025

Prev to Curr Pct Change: -3.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11009	SUMMER LAKE COUNTRY ESTATES				NSH	12		
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$563,547

Average Current Yr Appr Val: \$579,077

Prev to Curr Pct Change: 2.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11016 MCKINNEY RANCH TOWNHOMES ADDITION SBR 71 4 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 5.6%	4 / 5.6%	4 / 5.6%	/
Mean / Median Ratio of Sales:	99.5% / 100.46%	99.5% / 100.46%	99.5% / 100.46%	% / %
Count of Properties Listed:	4	4	4	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%
Average 'Days On Market':	61	61	61	

Qualified Conventional

Count / Pct of Sales:	4 / 5.6%	4 / 5.6%	4 / 5.6%	/
Mean / Median Ratio of Sales:	99.5% / 100.46%	99.5% / 100.46%	99.5% / 100.46%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$387,040

Average Current Yr Appr Val: \$372,976

Prev to Curr Pct Change: -3.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11042	FOUNTAIN VIEW PH 4	VLH	77		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$307,610
 Average Current Yr Appr Val: \$284,394
 Prev to Curr Pct Change: -7.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11043	TIMBERRIDGE	JEV	100	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	/	1 / 1.0%	
Mean / Median Ratio of Sales:	99.91% / 99.91%	99.91% / 99.91%	% / %	99.91% / 99.91%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	99%	99%	%	99%	
Average 'Days On Market':	4	4		4	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	/	1 / 1.0%	
Mean / Median Ratio of Sales:	99.91% / 99.91%	99.91% / 99.91%	% / %	99.91% / 99.91%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$538,521 Average Current Yr Appr Val: \$513,051 Prev to Curr Pct Change: -4.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11044

MURPH MEADOWS

DMR

41

1

2%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 2.4%

1 / 2.4%

1 / 2.4%

/

Mean / Median Ratio of Sales:

99.78% / 99.78%

99.78% / 99.78%

99.78% / 99.78%

% / %

Count of Properties Listed:

1

1

1

Ratio of SalePrice / ListPrice:

100%

100%

100%

%

Average 'Days On Market':

4

4

4

Qualified Conventional

Count / Pct of Sales:

1 / 2.4%

1 / 2.4%

1 / 2.4%

/

Mean / Median Ratio of Sales:

99.78% / 99.78%

99.78% / 99.78%

99.78% / 99.78%

% / %

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$445,009

Average Current Yr Appr Val: \$483,356

Prev to Curr Pct Change: 8.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11046

CELINA VILLAGE

SEL

18

1

6%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 5.6%

/

/

1 / 5.6%

Mean / Median Ratio of Sales:

100.04% / 100.04%

% / %

% / %

100.04% / 100.04%

Count of Properties Listed:

1

1

Ratio of SalePrice / ListPrice:

94%

%

%

94%

Average 'Days On Market':

88

88

Qualified Conventional

Count / Pct of Sales:

1 / 5.6%

/

/

1 / 5.6%

Mean / Median Ratio of Sales:

100.04% / 100.04%

% / %

% / %

100.04% / 100.04%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$450,533

Average Current Yr Appr Val: \$432,946

Prev to Curr Pct Change: -3.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11053	SABINE PARK ESTATES	LEM	38	3	8%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	3 / 7.9%		3 / 7.9%		2 / 5.3%		1 / 2.6%	
Mean / Median Ratio of Sales:	100.3%	99.26%	100.3%	99.26%	98.6%	98.6%	103.69%	103.69%
Count of Properties Listed:	3		3		2		1	
Ratio of SalePrice / ListPrice:	101%		101%		106%		91%	
Average 'Days On Market':	48		48		20		103	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	3 / 7.9%		3 / 7.9%		2 / 5.3%		1 / 2.6%	
Mean / Median Ratio of Sales:	100.3%	99.26%	100.3%	99.26%	98.6%	98.6%	103.69%	103.69%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$808,716

Average Current Yr Appr Val: \$773,040

Prev to Curr Pct Change: -4.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11062 HUNTERS COVE SDH 60 2 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.3%	1 / 1.7%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:	99.27% / 99.27%	101.58% / 101.58%	101.58% / 101.58%	96.97% / 96.97%
Count of Properties Listed:	2	1	1	1
Ratio of SalePrice / ListPrice:	98%	99%	99%	97%
Average 'Days On Market':	36	28	28	44

Qualified Conventional

Count / Pct of Sales:	2 / 3.3%	1 / 1.7%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:	99.27% / 99.27%	101.58% / 101.58%	101.58% / 101.58%	96.97% / 96.97%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$524,865

Average Current Yr Appr Val: \$525,806

Prev to Curr Pct Change: 0.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11069 COURTS AT SLOAN CREEK LAK 38 1 3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.6%	1 / 2.6%	1 / 2.6%	/
Mean / Median Ratio of Sales:	96.36% / 96.36%	96.36% / 96.36%	96.36% / 96.36%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	95%	95%	95%	%
Average 'Days On Market':	14	14	14	

Qualified Conventional

Count / Pct of Sales:	1 / 2.6%	1 / 2.6%	1 / 2.6%	/
Mean / Median Ratio of Sales:	96.36% / 96.36%	96.36% / 96.36%	96.36% / 96.36%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$404,520

Average Current Yr Appr Val: \$384,313

Prev to Curr Pct Change: -5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11080 VILLAS AT STONEGATE SBR 82 4 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.9%	4 / 4.9%	2 / 2.4%	2 / 2.4%
Mean / Median Ratio of Sales:	99.59% / 99.98%	99.59% / 99.98%	99.98% / 99.98%	99.2% / 99.2%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	98%	98%	96%	99%
Average 'Days On Market':	83	83	39	127

Qualified Conventional

Count / Pct of Sales:	4 / 4.9%	4 / 4.9%	2 / 2.4%	2 / 2.4%
Mean / Median Ratio of Sales:	99.59% / 99.98%	99.59% / 99.98%	99.98% / 99.98%	99.2% / 99.2%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$383,101

Average Current Yr Appr Val: \$390,540

Prev to Curr Pct Change: 1.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11081	PARKSIDE PHASE 2	SEL	124	3	2%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 2.4%	3 / 2.4%	2 / 1.6%	1 / 0.8%
Mean / Median Ratio of Sales:	100.19% / 99.7%	100.19% / 99.7%	95.88% / 95.88%	108.79% / 108.79%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%
Average 'Days On Market':	78	78	56	123
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 2.4%	3 / 2.4%	2 / 1.6%	1 / 0.8%
Mean / Median Ratio of Sales:	100.19% / 99.7%	100.19% / 99.7%	95.88% / 95.88%	108.79% / 108.79%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$529,206

Average Current Yr Appr Val: \$499,290

Prev to Curr Pct Change: -5.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11087NEVADA ACRESVLH7

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$384,213Average Current Yr Appr Val: \$376,708Prev to Curr Pct Change: -1.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11094 CARTER RANCH PHASE IIC SECTION 2 SDH 71 4 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 5.6%	4 / 5.6%	2 / 2.8%	2 / 2.8%
Mean / Median Ratio of Sales:	99.95% / 100.14%	99.95% / 100.14%	99.76% / 99.76%	100.14% / 100.14%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	91	91	139	43

Qualified Conventional

Count / Pct of Sales:	4 / 5.6%	4 / 5.6%	2 / 2.8%	2 / 2.8%
Mean / Median Ratio of Sales:	99.95% / 100.14%	99.95% / 100.14%	99.76% / 99.76%	100.14% / 100.14%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$635,451

Average Current Yr Appr Val: \$634,924

Prev to Curr Pct Change: -0.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11104 WASHINGTON ESTATES PHASE I

NSH

1

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11113	EAGLE RIDGE	AKY	59	2	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		2 / 3.4%	2 / 3.4%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:		97.4% / 97.4%	97.4% / 97.4%	94.74% / 94.74%	100.06% / 100.06%
Count of Properties Listed:		2	2	1	1
Ratio of SalePrice / ListPrice:		100%	100%	100%	99%
Average 'Days On Market':		14	14	24	5
<u>Qualified Conventional</u>					
Count / Pct of Sales:		2 / 3.4%	2 / 3.4%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:		97.4% / 97.4%	97.4% / 97.4%	94.74% / 94.74%	100.06% / 100.06%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$592,532 Average Current Yr Appr Val: \$604,865 Prev to Curr Pct Change: 2.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11117	EMORY PARK P2	KMG	60	1	2%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		1 / 1.7%	1 / 1.7%	/	1 / 1.7%
Mean / Median Ratio of Sales:		100.11% / 100.11%	100.11% / 100.11%	% / %	100.11% / 100.11%
Count of Properties Listed:		1	1		1
Ratio of SalePrice / ListPrice:		95 %	95 %	%	95 %
Average 'Days On Market':		45	45		45
<u>Qualified Conventional</u>					
Count / Pct of Sales:		1 / 1.7%	1 / 1.7%	/	1 / 1.7%
Mean / Median Ratio of Sales:		100.11% / 100.11%	100.11% / 100.11%	% / %	100.11% / 100.11%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$584,488 Average Current Yr Appr Val: \$603,949 Prev to Curr Pct Change: 3.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11123PRESTON HOLLOW PHASE 2JRP18

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$759,213

Average Current Yr Appr Val: \$721,981

Prev to Curr Pct Change: -4.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11137	MELTON RIDGE	LHR	125	7	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 5.6%	7 / 5.6%	7 / 5.6%	/	
Mean / Median Ratio of Sales:	99.87% / 100.11%	99.87% / 100.11%	99.87% / 100.11%	% / %	
Count of Properties Listed:	7	7	7		
Ratio of SalePrice / ListPrice:	133%	133%	133%	%	
Average 'Days On Market':	25	25	25		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 5.6%	7 / 5.6%	7 / 5.6%	/	
Mean / Median Ratio of Sales:	99.87% / 100.11%	99.87% / 100.11%	99.87% / 100.11%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$734,828					
Average Current Yr Appr Val: \$732,383					
Prev to Curr Pct Change: -0.33 %					
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
Data as of 3/26/2025 10:18:53 AM					
Notice RAD Report					
Prepared by Collin Central Appraisal District					
(All Nbhds)					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11148

LONE STAR RANCH

KLC

11

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,147,738

Average Current Yr Appr Val: \$1,339,655

Prev to Curr Pct Change: 16.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1115

ALLENWOOD ESTATES #1

CEC

22

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$442,769

Average Current Yr Appr Val: \$363,982

Prev to Curr Pct Change: -17.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11154-TH	PROVENCE TOWNHOMES	SLW	30	2	7%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		2 / 6.7%	2 / 6.7%	/	2 / 6.7%
Mean / Median Ratio of Sales:		100.61% / 100.61%	100.61% / 100.61%	% / %	100.61% / 100.61%
Count of Properties Listed:		2	2		2
Ratio of SalePrice / ListPrice:		94%	94%	%	94%
Average 'Days On Market':		74	74		74
<u>Qualified Conventional</u>					
Count / Pct of Sales:		2 / 6.7%	2 / 6.7%	/	2 / 6.7%
Mean / Median Ratio of Sales:		100.61% / 100.61%	100.61% / 100.61%	% / %	100.61% / 100.61%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$519,520 Average Current Yr Appr Val: \$559,524 Prev to Curr Pct Change: 7.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11158

VILLAS AT STACY ADDITION

AKY

94

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$659,799

Average Current Yr Appr Val: \$620,700

Prev to Curr Pct Change: -5.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11160 RESIDENCES AT CITYLINE KER 32 2 6%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 6.3%	2 / 6.3%	2 / 6.3%	/
Mean / Median Ratio of Sales:	100.16% / 100.16%	100.16% / 100.16%	100.16% / 100.16%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	67	67	67	

Qualified Conventional

Count / Pct of Sales:	2 / 6.3%	2 / 6.3%	2 / 6.3%	/
Mean / Median Ratio of Sales:	100.16% / 100.16%	100.16% / 100.16%	100.16% / 100.16%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$755,107

Average Current Yr Appr Val: \$726,833

Prev to Curr Pct Change: -3.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11161	OAK MEADOWS ADDITION	GSO	9	1	11%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 11.1%	1 / 11.1%	/	1 / 11.1%	
Mean / Median Ratio of Sales:	99.38% / 99.38%	99.38% / 99.38%	% / %	99.38% / 99.38%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	100%	100%	%	100%	
Average 'Days On Market':	39	39		39	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 11.1%	1 / 11.1%	/	1 / 11.1%	
Mean / Median Ratio of Sales:	99.38% / 99.38%	99.38% / 99.38%	% / %	99.38% / 99.38%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$3,677,971

Average Current Yr Appr Val: \$4,538,312

Prev to Curr Pct Change: 23.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$511,824

Average Current Yr Appr Val: \$482,636

Prev to Curr Pct Change: -5.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11169 VILLAS OF MIDDLETON LEM 61 2 3%

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.3%	2 / 3.3%	1 / 1.6%	1 / 1.6%
Mean / Median Ratio of Sales:	100.39% / 100.39%	100.39% / 100.39%	94.15% / 94.15%	106.64% / 106.64%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	96%	96%	98%	94%
Average 'Days On Market':	54	54	12	97

Qualified Conventional

Count / Pct of Sales:	2 / 3.3%	2 / 3.3%	1 / 1.6%	1 / 1.6%
Mean / Median Ratio of Sales:	100.39% / 100.39%	100.39% / 100.39%	94.15% / 94.15%	106.64% / 106.64%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$453,613

Average Current Yr Appr Val: \$464,259

Prev to Curr Pct Change: 2.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11170	ICON AT LEGACY WEST ADDITION	JEV	130	8	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 6.2%	7 / 5.4%	5 / 3.8%	3 / 2.3%	
Mean / Median Ratio of Sales:	104.31% / 100.69%	101.24% / 99.89%	101.97% / 101.5%	108.23% / 99.5%	
Count of Properties Listed:	8	7	5	3	
Ratio of SalePrice / ListPrice:	93%	93%	95%	89%	
Average 'Days On Market':	69	77	38	121	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 6.2%	7 / 5.4%	5 / 3.8%	3 / 2.3%	
Mean / Median Ratio of Sales:	104.31% / 100.69%	101.24% / 99.89%	101.97% / 101.5%	108.23% / 99.5%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,023,399

Average Current Yr Appr Val: \$1,170,579

Prev to Curr Pct Change: 14.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11186

RIVERCREST PARK ADDITION

CEC

40

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$518,384

Average Current Yr Appr Val: \$519,883

Prev to Curr Pct Change: 0.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11187 MONTGOMERY RIDGE PHASE II CEC 32 2 6%

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 6.3%	2 / 6.3%	1 / 3.1%	1 / 3.1%
Mean / Median Ratio of Sales:	99.87% / 99.87%	99.87% / 99.87%	102.33% / 102.33%	97.41% / 97.41%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	14	14	7	22

Qualified Conventional

Count / Pct of Sales:	2 / 6.3%	2 / 6.3%	1 / 3.1%	1 / 3.1%
Mean / Median Ratio of Sales:	99.87% / 99.87%	99.87% / 99.87%	102.33% / 102.33%	97.41% / 97.41%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$472,872

Average Current Yr Appr Val: \$481,897

Prev to Curr Pct Change: 1.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11190 CANALES TRAILS ADDITION VLH 21

Mkt Cd: Blue Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$422,909 Average Current Yr Appr Val: \$438,838 Prev to Curr Pct Change: 3.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11193	HEATHERWOOD PHASE TWO C	JEV	61	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 3.3%	2 / 3.3%	1 / 1.6%	1 / 1.6%	
Mean / Median Ratio of Sales:	99.84% / 99.84%	99.84% / 99.84%	97.8% / 97.8%	101.87% / 101.87%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	99%	100%	
Average 'Days On Market':	29	29	11	47	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 3.3%	2 / 3.3%	1 / 1.6%	1 / 1.6%	
Mean / Median Ratio of Sales:	99.84% / 99.84%	99.84% / 99.84%	97.8% / 97.8%	101.87% / 101.87%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$662,469 Average Current Yr Appr Val: \$657,038 Prev to Curr Pct Change: -0.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11197	SORRENTO	SLW	34	1	3%
Mkt Cd: Blue Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11226	STONE RANCH	SDH	143	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.1%	3 / 2.1%	1 / 0.7%	2 / 1.4%	
Mean / Median Ratio of Sales:	99.07% / 99.79%	99.07% / 99.79%	99.79% / 99.79%	98.71% / 98.71%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	96%	96%	97%	95%	
Average 'Days On Market':	23	23	21	24	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.1%	3 / 2.1%	1 / 0.7%	2 / 1.4%	
Mean / Median Ratio of Sales:	99.07% / 99.79%	99.07% / 99.79%	99.79% / 99.79%	98.71% / 98.71%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.40% / 0.00%	1.40% / 0.00%	0.70% / 0.00%	0.70% / 0.00%	

Average Previous Yr Appr Val: \$497,910
 Average Current Yr Appr Val: \$497,826
 Prev to Curr Pct Change: -0.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1123	FOUNTAIN PARK EAST #1	CEC	249	10	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		10 / 4.0%	10 / 4.0%	8 / 3.2%	2 / 0.8%
Mean / Median Ratio of Sales:		100.24% / 99.58%	100.24% / 99.58%	100.24% / 99.58%	100.21% / 100.21%
Count of Properties Listed:		10	10	8	2
Ratio of SalePrice / ListPrice:		100%	100%	100%	101%
Average 'Days On Market':		32	32	36	17
<u>Qualified Conventional</u>					
Count / Pct of Sales:		10 / 4.0%	10 / 4.0%	8 / 3.2%	2 / 0.8%
Mean / Median Ratio of Sales:		100.24% / 99.58%	100.24% / 99.58%	100.24% / 99.58%	100.21% / 100.21%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$401,192 Average Current Yr Appr Val: \$392,858 Prev to Curr Pct Change: -2.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11232	WESTMINSTER AT CRAIG RANCH ADDITION	EGM	57	1	2%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	99.78% / 99.78%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	91%	91%	91%	%
Average 'Days On Market':	6	6	6	

Qualified Conventional

Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	99.78% / 99.78%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$783,714	Average Current Yr Appr Val: \$792,729	Prev to Curr Pct Change:	1.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11241

STINSON HIGHLANDS PHASE 3

GSO

42

1

2%

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 2.4%	1 / 2.4%	/	1 / 2.4%
Mean / Median Ratio of Sales:	98.9% / 98.9%	98.9% / 98.9%	% / %	98.9% / 98.9%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	23	23		23
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 2.4%	1 / 2.4%	/	1 / 2.4%
Mean / Median Ratio of Sales:	98.9% / 98.9%	98.9% / 98.9%	% / %	98.9% / 98.9%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,407,454

Average Current Yr Appr Val: \$1,721,666

Prev to Curr Pct Change: 22.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11242	AJD ENTERPRISES ADDITION	VLH	12	1	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 8.3%	1 / 8.3%	/	1 / 8.3%	
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	% / %	99.78% / 99.78%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	99%	99%	%	99%	
Average 'Days On Market':	35	35		35	
Qualified Conventional					
Count / Pct of Sales:	1 / 8.3%	1 / 8.3%	/	1 / 8.3%	
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	% / %	99.78% / 99.78%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$335,295
 Average Current Yr Appr Val: \$312,511
 Prev to Curr Pct Change: -6.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11250 MIRAMONTE PHASE 1B SLW 87 2 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.3%	2 / 2.3%	1 / 1.1%	1 / 1.1%
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	97.52% / 97.52%	102.32% / 102.32%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	99%	99%	103%	95%
Average 'Days On Market':	4	4	4	5

Qualified Conventional

Count / Pct of Sales:	2 / 2.3%	2 / 2.3%	1 / 1.1%	1 / 1.1%
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	97.52% / 97.52%	102.32% / 102.32%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$850,838

Average Current Yr Appr Val: \$893,033

Prev to Curr Pct Change: 4.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11267 STACY ROAD TOWNHOMES ADDITION EGM 82 3 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.7%	3 / 3.7%	1 / 1.2%	2 / 2.4%
Mean / Median Ratio of Sales:	101.14% / 100.07%	101.14% / 100.07%	94.18% / 94.18%	104.62% / 104.62%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	32	32	5	46

Qualified Conventional

Count / Pct of Sales:	3 / 3.7%	3 / 3.7%	1 / 1.2%	2 / 2.4%
Mean / Median Ratio of Sales:	101.14% / 100.07%	101.14% / 100.07%	94.18% / 94.18%	104.62% / 104.62%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$413,701

Average Current Yr Appr Val: \$442,241

Prev to Curr Pct Change: 6.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11269	HILLS AT LEGACY PHASE 1	NSH	50	2	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 4.0%	2 / 4.0%	2 / 4.0%	/	
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	99.92% / 99.92%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	101%	101%	101%	%	
Average 'Days On Market':	14	14	14		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 4.0%	2 / 4.0%	2 / 4.0%	/	
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	99.92% / 99.92%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$637,579 Average Current Yr Appr Val: \$682,219 Prev to Curr Pct Change: 7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1127

HIGH POINT ESTATES

CEC

12

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% / %

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

%

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% / %

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% / %

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

Average Previous Yr Appr Val: \$400,649

Average Current Yr Appr Val: \$293,375

Prev to Curr Pct Change: -26.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11270

CONNEMARA CROSSING

CEC

80

1

1%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 1.3%

/

/

1 / 1.3%

Mean / Median Ratio of Sales:

99.72 % / 99.72 %

% / %

% / %

99.72 % / 99.72 %

Count of Properties Listed:

1

1

Ratio of SalePrice / ListPrice:

98 %

%

%

98 %

Average 'Days On Market':

39

39

Qualified Conventional

Count / Pct of Sales:

1 / 1.3%

/

/

1 / 1.3%

Mean / Median Ratio of Sales:

99.72 % / 99.72 %

% / %

% / %

99.72 % / 99.72 %

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00 % / 0.00 %

0.00 % / 0.00 %

0.00 % / 0.00 %

0.00 % / 0.00 %

Average Previous Yr Appr Val: \$544,749

Average Current Yr Appr Val: \$608,207

Prev to Curr Pct Change: 11.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11289 **WESTGATE STATION** JKF 106 4 4%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.8%	4 / 3.8%	3 / 2.8%	1 / 0.9%
Mean / Median Ratio of Sales:	100.65% / 100.08%	100.65% / 100.08%	100.64% / 99.48%	100.68% / 100.68%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	65	65	45	127

Qualified Conventional

Count / Pct of Sales:	4 / 3.8%	4 / 3.8%	3 / 2.8%	1 / 0.9%
Mean / Median Ratio of Sales:	100.65% / 100.08%	100.65% / 100.08%	100.64% / 99.48%	100.68% / 100.68%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$349,195

Average Current Yr Appr Val: \$367,563

Prev to Curr Pct Change: 5.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11294 WESTGATE SECTION FOUR SEL 12 2 17%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 16.7%	2 / 16.7%	1 / 8.3%	1 / 8.3%
Mean / Median Ratio of Sales:	101.05% / 101.05%	101.05% / 101.05%	109.99% / 109.99%	92.11% / 92.11%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%
Average 'Days On Market':	84	84	28	140

Qualified Conventional

Count / Pct of Sales:	2 / 16.7%	2 / 16.7%	1 / 8.3%	1 / 8.3%
Mean / Median Ratio of Sales:	101.05% / 101.05%	101.05% / 101.05%	109.99% / 109.99%	92.11% / 92.11%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	8.33% / 0.00%	8.33% / 0.00%	0.00% / 0.00%	8.33% / 0.00%

Average Previous Yr Appr Val: \$454,726

Average Current Yr Appr Val: \$536,989

Prev to Curr Pct Change: 18.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11306 ANGEL FIELD EAST CEC 131 5 4%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.8%	5 / 3.8%	1 / 0.8%	4 / 3.1%
Mean / Median Ratio of Sales:	100.9% / 99.9%	100.9% / 99.9%	98.7% / 98.7%	101.45% / 102.36%
Count of Properties Listed:	5	5	1	4
Ratio of SalePrice / ListPrice:	98%	98%	103%	97%
Average 'Days On Market':	46	46	8	56

Qualified Conventional

Count / Pct of Sales:	5 / 3.8%	5 / 3.8%	1 / 0.8%	4 / 3.1%
Mean / Median Ratio of Sales:	100.9% / 99.9%	100.9% / 99.9%	98.7% / 98.7%	101.45% / 102.36%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$637,034

Average Current Yr Appr Val: \$748,238

Prev to Curr Pct Change: 17.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11322	WATTERS BRANCH	EGM	145	6	4%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11336	WALNUT SPRINGS AT TWIN CREEKS	AKY	112	1	1%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/
Mean / Median Ratio of Sales:	96.09% / 96.09%	96.09% / 96.09%	96.09% / 96.09%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%
Average 'Days On Market':	38	38	38	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/
Mean / Median Ratio of Sales:	96.09% / 96.09%	96.09% / 96.09%	96.09% / 96.09%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$927,298

Average Current Yr Appr Val: \$863,340

Prev to Curr Pct Change: -6.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11337	SAINT ANDREWS PARK ADDITION	CEC	65	1	2%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	1 / 1.5%	/
Mean / Median Ratio of Sales:	100.19% / 100.19%	100.19% / 100.19%	100.19% / 100.19%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	55	55	55	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	1 / 1.5%	/
Mean / Median Ratio of Sales:	100.19% / 100.19%	100.19% / 100.19%	100.19% / 100.19%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$550,744

Average Current Yr Appr Val: \$530,460

Prev to Curr Pct Change: -3.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11353	HARPER LANDING ADDITION	GSO	18	2	11%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 11.1%	2 / 11.1%	1 / 5.6%	1 / 5.6%	
Mean / Median Ratio of Sales:	101.86% / 101.86%	101.86% / 101.86%	100.98% / 100.98%	102.73% / 102.73%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	101%	98%	
Average 'Days On Market':	255	255	94	417	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 11.1%	2 / 11.1%	1 / 5.6%	1 / 5.6%	
Mean / Median Ratio of Sales:	101.86% / 101.86%	101.86% / 101.86%	100.98% / 100.98%	102.73% / 102.73%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	0 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	11.11% / 0.00%	11.11% / 0.00%	0.00% / 0.00%	11.11% / 0.00%	

Average Previous Yr Appr Val: \$3,138,791

Average Current Yr Appr Val: \$3,118,333

Prev to Curr Pct Change: -0.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1136	OAK HILL	AKJ	158	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.3%	1 / 0.6%	/	2 / 1.3%	
Mean / Median Ratio of Sales:	99.23% / 99.23%	101.84% / 101.84%	% / %	99.23% / 99.23%	
Count of Properties Listed:	2	1		2	
Ratio of SalePrice / ListPrice:	97%	95%	%	97%	
Average 'Days On Market':	32	14		32	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.3%	1 / 0.6%	/	2 / 1.3%	
Mean / Median Ratio of Sales:	99.23% / 99.23%	101.84% / 101.84%	% / %	99.23% / 99.23%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.6%	1 / 0.6%	1 / 0.6%	/	
Mean / Median Ratio of Sales:	109.69% / 109.69%	109.69% / 109.69%	109.69% / 109.69%	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$301,056 Average Current Yr Appr Val: \$287,994 Prev to Curr Pct Change: -4.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11360 HUNTINGTON VILLAS CEC 89 5 6%

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 5.6%	5 / 5.6%	5 / 5.6%	/
Mean / Median Ratio of Sales:	99.99% / 99.99%	99.99% / 99.99%	99.99% / 99.99%	% / %
Count of Properties Listed:	5	5	5	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	91	91	91	

Qualified Conventional

Count / Pct of Sales:	5 / 5.6%	5 / 5.6%	5 / 5.6%	/
Mean / Median Ratio of Sales:	99.99% / 99.99%	99.99% / 99.99%	99.99% / 99.99%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$464,671

Average Current Yr Appr Val: \$486,867

Prev to Curr Pct Change: 4.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11363	PARKSIDE	KLC	164	8	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 4.9%	7 / 4.3%	5 / 3.0%	3 / 1.8%	
Mean / Median Ratio of Sales:	97.66% / 95.89%	95.43% / 92.94%	92.86% / 89.43%	105.66% / 104.85%	
Count of Properties Listed:	8	7	5	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	79	62	53	124	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 4.9%	7 / 4.3%	5 / 3.0%	3 / 1.8%	
Mean / Median Ratio of Sales:	97.66% / 95.89%	95.43% / 92.94%	92.86% / 89.43%	105.66% / 104.85%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,348,924

Average Current Yr Appr Val: \$1,243,100

Prev to Curr Pct Change: -7.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1137

ALLENORIGINAL DONATION

CEC

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$243,904

Average Current Yr Appr Val: \$244,292

Prev to Curr Pct Change: 0.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11380	GRAYHAWK PARK	SDH	154	7	5%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	7 / 4.5%	7 / 4.5%	4 / 2.6%	3 / 1.9%
Mean / Median Ratio of Sales:	100.08% / 99.72%	100.08% / 99.72%	97.93% / 98.4%	102.95% / 104.9%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	49	49	53	45
<u>Qualified Conventional</u>				
Count / Pct of Sales:	7 / 4.5%	7 / 4.5%	4 / 2.6%	3 / 1.9%
Mean / Median Ratio of Sales:	100.08% / 99.72%	100.08% / 99.72%	97.93% / 98.4%	102.95% / 104.9%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.65% / 0.00%	0.65% / 0.00%	0.65% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$569,659

Average Current Yr Appr Val: \$554,406

Prev to Curr Pct Change: -2.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11382	VILLAGES OF PRAIRIE COMMONS WEST	JRP	143	1	1%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:		99.86% / 99.86%	99.86% / 99.86%	99.86% / 99.86%	% / %
Count of Properties Listed:		1	1	1	
Ratio of SalePrice / ListPrice:		99%	99%	99%	%
Average 'Days On Market':		143	143	143	
<u>Qualified Conventional</u>					
Count / Pct of Sales:		1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:		99.86% / 99.86%	99.86% / 99.86%	99.86% / 99.86%	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$641,889 Average Current Yr Appr Val: \$682,487 Prev to Curr Pct Change: 6.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11382T	VILLAGES OF PRAIRIE COMMONS WEST TOWNHOMES ONLY	JRP	36	1	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 2.8%	1 / 2.8%	1 / 2.8%	/	
Mean / Median Ratio of Sales:	100.11% / 100.11%	100.11% / 100.11%	100.11% / 100.11%	% /	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	99%	99%	99%		%
Average 'Days On Market':	94	94	94		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 2.8%	1 / 2.8%	1 / 2.8%	/	
Mean / Median Ratio of Sales:	100.11% / 100.11%	100.11% / 100.11%	100.11% / 100.11%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$520,188 Average Current Yr Appr Val: \$544,005 Prev to Curr Pct Change: 4.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11384

TIMBER BROOK FARMS, PHASE 3

KER

11

Mkt Cd:

Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$635,807

Average Current Yr Appr Val: \$677,248

Prev to Curr Pct Change: 6.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11386	THE MONTCLAIR	KLC	18	2	11%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 11.1%	2 / 11.1%	2 / 11.1%	/	
Mean / Median Ratio of Sales:	101.57% / 101.57%	101.57% / 101.57%	101.57% / 101.57%	% /	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	94%	94%	94%		%
Average 'Days On Market':	177	177	177		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 11.1%	2 / 11.1%	2 / 11.1%	/	
Mean / Median Ratio of Sales:	101.57% / 101.57%	101.57% / 101.57%	101.57% / 101.57%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,714,852 Average Current Yr Appr Val: \$1,811,881 Prev to Curr Pct Change: 5.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11399	VILLAGE AT TWIN CREEKS PHASE THREE	AKY	85	4	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 4.7%	4 / 4.7%	2 / 2.4%	2 / 2.4%	
Mean / Median Ratio of Sales:	97.63% / 97.46%	97.63% / 97.46%	93.96% / 93.96%	101.3% / 101.3%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	104%	104%	110%	99%	
Average 'Days On Market':	10	10	5	16	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 4.7%	4 / 4.7%	2 / 2.4%	2 / 2.4%	
Mean / Median Ratio of Sales:	97.63% / 97.46%	97.63% / 97.46%	93.96% / 93.96%	101.3% / 101.3%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$847,578
 Average Current Yr Appr Val: \$946,543
 Prev to Curr Pct Change: 11.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$536,204

Average Current Yr Appr Val: \$570,551

Prev to Curr Pct Change: 6.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1141

TIMBERCREEK

CEC

69

3

4%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

3 / 4.3%

2 / 2.9%

/

3 / 4.3%

Mean / Median Ratio of Sales:

103.15% / 100.68%

104.38% / 104.38%

% / %

103.15% / 100.68%

Count of Properties Listed:

3

2

3

Ratio of SalePrice / ListPrice:

94%

92%

%

94%

Average 'Days On Market':

98

19

98

Qualified Conventional

Count / Pct of Sales:

3 / 4.3%

2 / 2.9%

/

3 / 4.3%

Mean / Median Ratio of Sales:

103.15% / 100.68%

104.38% / 104.38%

% / %

103.15% / 100.68%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$307,163

Average Current Yr Appr Val: \$284,608

Prev to Curr Pct Change: -7.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11412WELLS PARKCLP46

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$805,292Average Current Yr Appr Val: \$843,347Prev to Curr Pct Change: 4.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11415 **APPLE'S CROSSING** **LAK** **89** **8** **9%**

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 9.0%	7 / 7.9%	4 / 4.5%	4 / 4.5%
Mean / Median Ratio of Sales:	100.19% / 100.15%	100.24% / 100.46%	97.74% / 98.64%	102.65% / 102.01%
Count of Properties Listed:	8	7	4	4
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	34	38	19	48

Qualified Conventional

Count / Pct of Sales:	8 / 9.0%	7 / 7.9%	4 / 4.5%	4 / 4.5%
Mean / Median Ratio of Sales:	100.19% / 100.15%	100.24% / 100.46%	97.74% / 98.64%	102.65% / 102.01%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$371,093

Average Current Yr Appr Val: \$389,639

Prev to Curr Pct Change: 5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11415-SFR APPLE'S CROSSING SFR LAK 101 1 1%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	/	1 / 1.0%
Mean / Median Ratio of Sales:	99.67% / 99.67%	99.67% / 99.67%	% / %	99.67% / 99.67%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	48	48		48
Qualified Conventional				
Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	/	1 / 1.0%
Mean / Median Ratio of Sales:	99.67% / 99.67%	99.67% / 99.67%	% / %	99.67% / 99.67%
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$484,000 Average Current Yr Appr Val: \$496,758 Prev to Curr Pct Change: 2.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11419

RESERVE AT SOUTHRIDGE

RAC

7

Mkt Cd: Blue Nbhd

Mkt Cd: Blue Nbhd	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,339,446

Average Current Yr Appr Val: \$1,143,806

Prev to Curr Pct Change: -14.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11421 PRESTON HUTSON RESIDENTIAL ADDITION KMG 74 2 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	2 / 2.7%	/
Mean / Median Ratio of Sales:	100.15% / 100.15%	100.15% / 100.15%	100.15% / 100.15%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	101%	101%	101%	%
Average 'Days On Market':	4	4	4	

Qualified Conventional

Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	2 / 2.7%	/
Mean / Median Ratio of Sales:	100.15% / 100.15%	100.15% / 100.15%	100.15% / 100.15%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$690,234

Average Current Yr Appr Val: \$657,366

Prev to Curr Pct Change: -4.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11445 MAVERICK RIDGE ESTATES

CLP

1

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11447

TOUR AT CRAIG RANCH, THE

EGM

71

Mkt Cd: Blue Nbhd

Mkt Cd: Blue Nbhd		Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
Count of Properties Listed:									
Ratio of SalePrice / ListPrice:		%		%		%		%	
Average 'Days On Market':									
<u>Qualified Conventional</u>									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
<u>Qualified REO</u>									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
<u>Disqualified</u>									
Count /Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
Average 'Days On Market':									
<u>Foreclosures</u>									
Count of 'Posted' / 'Struck Off':		0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$722,812

Average Current Yr Appr Val: \$706,710

Prev to Curr Pct Change: -2.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11452	LEWIS RANCH PHASE 1	SDH	98	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 5.1%	5 / 5.1%	3 / 3.1%	2 / 2.0%	
Mean / Median Ratio of Sales:	101.09% / 100.23%	101.09% / 100.23%	100.73% / 100.23%	101.63% / 101.63%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	42	42	15	82	
Qualified Conventional					
Count / Pct of Sales:	5 / 5.1%	5 / 5.1%	3 / 3.1%	2 / 2.0%	
Mean / Median Ratio of Sales:	101.09% / 100.23%	101.09% / 100.23%	100.73% / 100.23%	101.63% / 101.63%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$511,520
 Average Current Yr Appr Val: \$476,599
 Prev to Curr Pct Change: -6.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11454ENLOE ACRES

DNB7

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$584,965

Average Current Yr Appr Val: \$596,777

Prev to Curr Pct Change: 2.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11456 ROLLING MEADOWS ADDITIONPHASE TWO CLP 106 4 4%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.8%	4 / 3.8%	3 / 2.8%	1 / 0.9%
Mean / Median Ratio of Sales:	99.89% / 100.14%	99.89% / 100.14%	99.54% / 99.31%	100.96% / 100.96%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	96%
Average 'Days On Market':	74	74	80	57

Qualified Conventional

Count / Pct of Sales:	4 / 3.8%	4 / 3.8%	3 / 2.8%	1 / 0.9%
Mean / Median Ratio of Sales:	99.89% / 100.14%	99.89% / 100.14%	99.54% / 99.31%	100.96% / 100.96%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$338,753

Average Current Yr Appr Val: \$344,532

Prev to Curr Pct Change: 1.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11458 TH LAKE FOREST 1A TOWNHOMES SBR 43 1 2%

Mkt Cd: Blue Nbhd

Prior YTD Sales Study Prior Year Sales Study 1st 3Qtrs Sales Study Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.3%	1 / 2.3%	1 / 2.3%	/
Mean / Median Ratio of Sales:	100.24% / 100.24%	100.24% / 100.24%	100.24% / 100.24%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	12	12	12	

Qualified Conventional

Count / Pct of Sales:	1 / 2.3%	1 / 2.3%	1 / 2.3%	/
Mean / Median Ratio of Sales:	100.24% / 100.24%	100.24% / 100.24%	100.24% / 100.24%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$538,887 Average Current Yr Appr Val: \$557,906 Prev to Curr Pct Change: 3.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11472

RIDGEVIEW VILLAS

AKY

27

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$524,458

Average Current Yr Appr Val: \$488,316

Prev to Curr Pct Change: -6.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhhd Code	Neighborhood Name		Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11480	ROBLES ESTATES		JRP	1		
Mkt Cd:		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study
Qualified Conventional & REO						
Count / Pct of Sales:	/	/	/	/		/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %		% / %
Count of Properties Listed:						
Ratio of SalePrice / ListPrice:	%	%	%	%		%
Average 'Days On Market':						
Qualified Conventional						
Count / Pct of Sales:	/	/	/	/		/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %		% / %
Qualified REO						
Count / Pct of Sales:	/	/	/	/		/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %		% / %
Disqualified						
Count /Pct of Sales:	/	/	/	/		/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %		% / %
Average 'Days On Market':						
Foreclosures						
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0		0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%		0.00% / 0.00%

Average Previous Yr Appr Val: \$140,197

Average Current Yr Appr Val: \$149,363

Prev to Curr Pct Change: 6.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11484

CREEKS ON HICKORY

KMG

35

1

3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 2.9%

1 / 2.9%

1 / 2.9%

/

Mean / Median Ratio of Sales:

99.9% / 99.9%

99.9% / 99.9%

99.9% / 99.9%

% / %

Count of Properties Listed:

1

1

1

Ratio of SalePrice / ListPrice:

103%

103%

103%

%

Average 'Days On Market':

4

4

4

Qualified Conventional

Count / Pct of Sales:

1 / 2.9%

1 / 2.9%

1 / 2.9%

/

Mean / Median Ratio of Sales:

99.9% / 99.9%

99.9% / 99.9%

99.9% / 99.9%

% / %

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$511,777

Average Current Yr Appr Val: \$532,041

Prev to Curr Pct Change: 3.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1149

WHISENANT

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2

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$121,660

Average Current Yr Appr Val: \$121,660

Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11491	LIBERTY SQUARE TOWNHOMES	KMG	39		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$566,329
 Average Current Yr Appr Val: \$567,478
 Prev to Curr Pct Change: 0.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11502	CYPRUS VILLAS	JEV	51	1	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/	
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	24	24	24		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/	
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$804,221 Average Current Yr Appr Val: \$888,188 Prev to Curr Pct Change: 10.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11503

MCKINLEY ESTATES

AKJ

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Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$247,400

Average Current Yr Appr Val: \$272,140

Prev to Curr Pct Change: 10 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11511	FRISCO SPRINGS TH	LEM	155	9	6%
Mkt Cd:					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11517	EMERALD HEIGHTS	HRH	41	2	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 4.9%	2 / 4.9%	/	2 / 4.9%	
Mean / Median Ratio of Sales:	99.75% / 99.75%	99.75% / 99.75%	% / %	99.75% / 99.75%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	98%	98%	%	98%	
Average 'Days On Market':	99	99		99	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 4.9%	2 / 4.9%	/	2 / 4.9%	
Mean / Median Ratio of Sales:	99.75% / 99.75%	99.75% / 99.75%	% / %	99.75% / 99.75%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,216,147
 Average Current Yr Appr Val: \$1,218,097
 Prev to Curr Pct Change: 0.16 %
 *Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1152

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CEC

9

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$140,385

Average Current Yr Appr Val: \$141,196

Prev to Curr Pct Change: 0.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11530 HOMESTEAD AT OWNSBY FARMS PHASE 1, THE SEL 208 12 6%

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	12 / 5.8%	11 / 5.3%	8 / 3.8%	4 / 1.9%
Mean / Median Ratio of Sales:	101% / 100.04%	101.12% / 100.09%	100.99% / 100.86%	101.02% / 99.14%
Count of Properties Listed:	12	11	8	4
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%
Average 'Days On Market':	51	45	36	81

Qualified Conventional

Count / Pct of Sales:	12 / 5.8%	11 / 5.3%	8 / 3.8%	4 / 1.9%
Mean / Median Ratio of Sales:	101% / 100.04%	101.12% / 100.09%	100.99% / 100.86%	101.02% / 99.14%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$544,827 Average Current Yr Appr Val: \$558,706 Prev to Curr Pct Change: 2.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11560	MONTGOMERY RIDGE PHASE IIB	CEC	89	1	1%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	99.89% / 99.89%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	35	35	35	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	99.89% / 99.89%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$722,624

Average Current Yr Appr Val: \$733,824

Prev to Curr Pct Change: 1.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11563 JRB ONE PLACE EGM 1

Mkt Cd: Blue Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$56,000 Average Current Yr Appr Val: \$59,411 Prev to Curr Pct Change: 6.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11568	CREEKSIDE VILLAGE	KMG	16	1	6%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11570	SILVERADO TOWNHOMES ADDITION	EGM	86	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.5%	3 / 3.5%	/	3 / 3.5%	
Mean / Median Ratio of Sales:	102.5% / 100.14%	102.5% / 100.14%	% / %	102.5% / 100.14%	
Count of Properties Listed:	3	3		3	
Ratio of SalePrice / ListPrice:	98%	98%	%	98%	
Average 'Days On Market':	25	25		25	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.5%	3 / 3.5%	/	3 / 3.5%	
Mean / Median Ratio of Sales:	102.5% / 100.14%	102.5% / 100.14%	% / %	102.5% / 100.14%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.16% / 0.00%	2.33% / 0.00%	2.33% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$415,299 Average Current Yr Appr Val: \$403,009 Prev to Curr Pct Change: -2.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11590	RESIDENCES AT JEAN'S CREEK, THE	LAK	86	32	37%
Mkt Cd:					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11592	VILLAGE AT TWIN CREEKS PHASE FOUR	AKY	136	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.2%	3 / 2.2%	2 / 1.5%	1 / 0.7%	
Mean / Median Ratio of Sales:	98.15% / 99.92%	98.15% / 99.92%	97.26% / 97.26%	99.92% / 99.92%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	96%	96%	95%	99%	
Average 'Days On Market':	36	36	48	11	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.2%	3 / 2.2%	2 / 1.5%	1 / 0.7%	
Mean / Median Ratio of Sales:	98.15% / 99.92%	98.15% / 99.92%	97.26% / 97.26%	99.92% / 99.92%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$663,428
 Average Current Yr Appr Val: \$697,607
 Prev to Curr Pct Change: 5.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11592TH	VILLAGE AT TWIN CREEKS TOWN HOMES	AKY	107	10	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 9.3%	10 / 9.3%	4 / 3.7%	6 / 5.6%	
Mean / Median Ratio of Sales:	99.26% / 99.78%	99.26% / 99.78%	97.36% / 96.97%	100.52% / 100.47%	
Count of Properties Listed:	10	10	4	6	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	38	38	32	42	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 9.3%	10 / 9.3%	4 / 3.7%	6 / 5.6%	
Mean / Median Ratio of Sales:	99.26% / 99.78%	99.26% / 99.78%	97.36% / 96.97%	100.52% / 100.47%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$436,787
 Average Current Yr Appr Val: \$421,075
 Prev to Curr Pct Change: -3.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11595	EDGEWOOD	KMG	265	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 1.5%	3 / 1.1%	3 / 1.1%	1 / 0.4%	
Mean / Median Ratio of Sales:	99.95% / 100.28%	100.31% / 101.72%	100.31% / 101.72%	98.85% / 98.85%	
Count of Properties Listed:	4	3	3	1	
Ratio of SalePrice / ListPrice:	98%	99%	99%	94%	
Average 'Days On Market':	32	27	27	47	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 1.5%	3 / 1.1%	3 / 1.1%	1 / 0.4%	
Mean / Median Ratio of Sales:	99.95% / 100.28%	100.31% / 101.72%	100.31% / 101.72%	98.85% / 98.85%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,088,173

Average Current Yr Appr Val: \$955,002

Prev to Curr Pct Change: -12.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11596	HERITAGE RIDGE ESTATES	DMR	91	3	3%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 3.3%	3 / 3.3%	3 / 3.3%	/
Mean / Median Ratio of Sales:	101.45% / 99.69%	101.45% / 99.69%	101.45% / 99.69%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	93%	93%	93%	%
Average 'Days On Market':	393	393	393	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 3.3%	3 / 3.3%	3 / 3.3%	/
Mean / Median Ratio of Sales:	101.45% / 99.69%	101.45% / 99.69%	101.45% / 99.69%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$889,686

Average Current Yr Appr Val: \$918,309

Prev to Curr Pct Change: 3.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11603

LAVON ESTATES PHASE 1

IRS

17

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$544,177

Average Current Yr Appr Val: \$493,995

Prev to Curr Pct Change: -9.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11604

CM ACRES

KER

1

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$142,380

Average Current Yr Appr Val: \$166,110

Prev to Curr Pct Change: 16.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11608 **LIGHT FARMS SWEETWATER NEIGHBORHOOD** **KAB** **182** **12** **7%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 6.6%	11 / 6.0%	8 / 4.4%	4 / 2.2%
Mean / Median Ratio of Sales:	98.94% / 98.75%	98.77% / 97.53%	98.92% / 97.39%	98.97% / 100.57%
Count of Properties Listed:	12	11	8	4
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	44	47	36	61

Qualified Conventional

Count / Pct of Sales:	12 / 6.6%	11 / 6.0%	8 / 4.4%	4 / 2.2%
Mean / Median Ratio of Sales:	98.94% / 98.75%	98.77% / 97.53%	98.92% / 97.39%	98.97% / 100.57%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$481,902

Average Current Yr Appr Val: \$483,366

Prev to Curr Pct Change: 0.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11624	LAKEVIEW DOWNS	HRH	109	4	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 3.7%	4 / 3.7%	3 / 2.8%	1 / 0.9%	
Mean / Median Ratio of Sales:	100.46% / 100.49%	100.46% / 100.49%	97.89% / 97.72%	108.16% / 108.16%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	101%	92%	
Average 'Days On Market':	138	138	164	87	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 3.7%	4 / 3.7%	3 / 2.8%	1 / 0.9%	
Mean / Median Ratio of Sales:	100.46% / 100.49%	100.46% / 100.49%	97.89% / 97.72%	108.16% / 108.16%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$967,899

Average Current Yr Appr Val: \$1,132,775

Prev to Curr Pct Change: 17.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11629	ENCLAVE, THE	SEL	130	2	2%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	2 / 1.5%		2 / 1.5%		1 / 0.8%		1 / 0.8%	
Mean / Median Ratio of Sales:	100.84% / 100.84%		100.84% / 100.84%		92.35% / 92.35%		109.33% / 109.33%	
Count of Properties Listed:	2		2		1		1	
Ratio of SalePrice / ListPrice:	98%		98%		100%		96%	
Average 'Days On Market':	39		39		4		74	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	2 / 1.5%		2 / 1.5%		1 / 0.8%		1 / 0.8%	
Mean / Median Ratio of Sales:	100.84% / 100.84%		100.84% / 100.84%		92.35% / 92.35%		109.33% / 109.33%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$693,216

Average Current Yr Appr Val: \$662,721

Prev to Curr Pct Change: -4.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11630 **RIDGE VIEW TOWNHOMES** **SBR** **92** **5** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 5.4%	5 / 5.4%	4 / 4.3%	1 / 1.1%
Mean / Median Ratio of Sales:	101.31% / 100.11%	101.31% / 100.11%	100.74% / 99.99%	103.6% / 103.6%
Count of Properties Listed:	5	5	4	1
Ratio of SalePrice / ListPrice:	98%	98%	99%	95%
Average 'Days On Market':	28	28	25	43

Qualified Conventional

Count / Pct of Sales:	5 / 5.4%	5 / 5.4%	4 / 4.3%	1 / 1.1%
Mean / Median Ratio of Sales:	101.31% / 100.11%	101.31% / 100.11%	100.74% / 99.99%	103.6% / 103.6%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$379,867

Average Current Yr Appr Val: \$386,719

Prev to Curr Pct Change: 1.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11631	GATHERINGS AT TWIN CREEKS	AKY	193	34	18%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	34 / 17.6%	33 / 17.1%	20 / 10.4%	14 / 7.3%	
Mean / Median Ratio of Sales:	101.09% / 99.74%	101.07% / 99.67%	100.02% / 99.03%	102.63% / 103%	
Count of Properties Listed:	29	28	16	13	
Ratio of SalePrice / ListPrice:	95%	96%	96%	95%	
Average 'Days On Market':	351	353	284	433	
Qualified Conventional					
Count / Pct of Sales:	34 / 17.6%	33 / 17.1%	20 / 10.4%	14 / 7.3%	
Mean / Median Ratio of Sales:	101.09% / 99.74%	101.07% / 99.67%	100.02% / 99.03%	102.63% / 103%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$432,195
 Average Current Yr Appr Val: \$402,537
 Prev to Curr Pct Change: -6.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11639

POLLARD ADDITION, THE

AKJ

1

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$199,732

Average Current Yr Appr Val: \$250,495

Prev to Curr Pct Change: 25.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11670	LIBERTY HILL	EGM	43	2	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 4.7%	2 / 4.7%	2 / 4.7%	/	
Mean / Median Ratio of Sales:	99.95% / 99.95%	99.95% / 99.95%	99.95% / 99.95%	% /	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	99%	99%	99%		%
Average 'Days On Market':	15	15	15		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 4.7%	2 / 4.7%	2 / 4.7%	/	
Mean / Median Ratio of Sales:	99.95% / 99.95%	99.95% / 99.95%	99.95% / 99.95%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$619,452
 Average Current Yr Appr Val: \$624,619
 Prev to Curr Pct Change: 0.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11680	LIBERTY SQUARE	IRS	35		
Mkt Cd:					
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$589,002

Average Current Yr Appr Val: \$584,491

Prev to Curr Pct Change: -0.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11695

CHAPEL TRAILS

LAK

58

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

/

% / %

/

% / %

/

%

/

%

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

/

% / %

/

% / %

/

%

/

%

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

/

% / %

/

% / %

/

%

/

%

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

/

% / %

/

% / %

/

%

/

%

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

Average Previous Yr Appr Val: \$576,444

Average Current Yr Appr Val: \$589,647

Prev to Curr Pct Change: 2.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11734

ASHWOOD CREEK PLACE

CEC

3

1

33%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 33.3%

1 / 33.3%

1 / 33.3%

/

Mean / Median Ratio of Sales:

99.93% / 99.93%

99.93% / 99.93%

99.93% / 99.93%

% / %

Count of Properties Listed:

1

1

1

Ratio of SalePrice / ListPrice:

97%

97%

97%

%

Average 'Days On Market':

91

91

91

Qualified Conventional

Count / Pct of Sales:

1 / 33.3%

1 / 33.3%

1 / 33.3%

/

Mean / Median Ratio of Sales:

99.93% / 99.93%

99.93% / 99.93%

99.93% / 99.93%

% / %

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$465,456

Average Current Yr Appr Val: \$462,042

Prev to Curr Pct Change: -0.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11735

MONTGOMERY RIDGE PHASE III

CEC

30

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$499,358

Average Current Yr Appr Val: \$424,531

Prev to Curr Pct Change: -14.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11741 **COMMODORE AT PRESTON RESIDENTIAL** **MKN** **104** **11** **11%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 10.6%	11 / 10.6%	8 / 7.7%	3 / 2.9%
Mean / Median Ratio of Sales:	99.5% / 100.2%	99.5% / 100.2%	98.75% / 97.94%	101.51% / 101.54%
Count of Properties Listed:	11	11	8	3
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	75	75	70	90

Qualified Conventional

Count / Pct of Sales:	11 / 10.6%	11 / 10.6%	8 / 7.7%	3 / 2.9%
Mean / Median Ratio of Sales:	99.5% / 100.2%	99.5% / 100.2%	98.75% / 97.94%	101.51% / 101.54%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$619,155

Average Current Yr Appr Val: \$570,834

Prev to Curr Pct Change: -7.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11754

HONEY ADDITION

RAC

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Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$143,966

Average Current Yr Appr Val: \$143,691

Prev to Curr Pct Change: -0.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11758 KREYMER EAST, PHASE 1 SDH 88 5 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 5.7%	4 / 4.5%	4 / 4.5%	1 / 1.1%
Mean / Median Ratio of Sales:	101.89% / 100.11%	101.28% / 99.64%	101.28% / 99.64%	104.32% / 104.32%
Count of Properties Listed:	5	4	4	1
Ratio of SalePrice / ListPrice:	99%	100%	100%	97%
Average 'Days On Market':	24	20	20	39

Qualified Conventional

Count / Pct of Sales:	5 / 5.7%	4 / 4.5%	4 / 4.5%	1 / 1.1%
Mean / Median Ratio of Sales:	101.89% / 100.11%	101.28% / 99.64%	101.28% / 99.64%	104.32% / 104.32%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$574,067

Average Current Yr Appr Val: \$578,745

Prev to Curr Pct Change: 0.81 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11772	MELISSA FARMS	SLW	73	5	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 6.8%	5 / 6.8%	4 / 5.5%	1 / 1.4%	
Mean / Median Ratio of Sales:	99.19% / 100.63%	99.19% / 100.63%	98.37% / 100.09%	102.45% / 102.45%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	100%	
Average 'Days On Market':	56	56	66	16	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 6.8%	5 / 6.8%	4 / 5.5%	1 / 1.4%	
Mean / Median Ratio of Sales:	99.19% / 100.63%	99.19% / 100.63%	98.37% / 100.09%	102.45% / 102.45%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$644,455 Average Current Yr Appr Val: \$652,175 Prev to Curr Pct Change: 1.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11788

CARTER LANDING

KLC

20

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,301,992

Average Current Yr Appr Val: \$1,277,385

Prev to Curr Pct Change: -1.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11802

REPLAT OF LOT 109

EGM

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Mkt Cd: Blue Nbhd

Mkt Cd: Blue Nbhd		Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
Count of Properties Listed:									
Ratio of SalePrice / ListPrice:		%		%		%		%	
Average 'Days On Market':									
<u>Qualified Conventional</u>									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
<u>Qualified REO</u>									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
<u>Disqualified</u>									
Count /Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
Average 'Days On Market':									
<u>Foreclosures</u>									
Count of 'Posted' / 'Struck Off':		0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$33,724

Average Current Yr Appr Val: \$33,643

Prev to Curr Pct Change: -0.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11816	TIMINERI ESTATES				IRS	108	10	9%
Mkt Cd:	Green Nbhd	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:		10 / 9.3%		9 / 8.3%		3 / 2.8%		7 / 6.5%
Mean / Median Ratio of Sales:		101.27% / 99.99%		101.22% / 98.26%		96.56% / 97.05%		103.29% / 104.94%
Count of Properties Listed:		10		9		3		7
Ratio of SalePrice / ListPrice:		98%		99%		99%		98%
Average 'Days On Market':		41		42		12		54
<u>Qualified Conventional</u>								
Count / Pct of Sales:		10 / 9.3%		9 / 8.3%		3 / 2.8%		7 / 6.5%
Mean / Median Ratio of Sales:		101.27% / 99.99%		101.22% / 98.26%		96.56% / 97.05%		103.29% / 104.94%
<u>Qualified REO</u>								
Count / Pct of Sales:		/		/		/		/
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %
<u>Disqualified</u>								
Count /Pct of Sales:		/		/		/		/
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':		0 / 0		0 / 0		0 / 0		0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%

Average Previous Yr Appr Val: \$434,740

Average Current Yr Appr Val: \$412,831

Prev to Curr Pct Change: -5.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11833

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Mkt Cd:

Blue Nbhd

Mkt Cd: Blue Nbhd		Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
Count of Properties Listed:									
Ratio of SalePrice / ListPrice:		%		%		%		%	
Average 'Days On Market':									
<u>Qualified Conventional</u>									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
<u>Qualified REO</u>									
Count / Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
<u>Disqualified</u>									
Count /Pct of Sales:		/		/		/		/	
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %	
Average 'Days On Market':									
<u>Foreclosures</u>									
Count of 'Posted' / 'Struck Off':		0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$572,377

Average Current Yr Appr Val: \$487,876

Prev to Curr Pct Change: -14.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11842 GREENWAY PHASE 1 ADDITION SEL 132 6 5%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 4.5%	6 / 4.5%	2 / 1.5%	4 / 3.0%
Mean / Median Ratio of Sales:	99.95% / 100.6%	99.95% / 100.6%	95.66% / 95.66%	102.09% / 102.21%
Count of Properties Listed:	6	6	2	4
Ratio of SalePrice / ListPrice:	96%	96%	98%	95%
Average 'Days On Market':	99	99	73	112

Qualified Conventional

Count / Pct of Sales:	6 / 4.5%	6 / 4.5%	2 / 1.5%	4 / 3.0%
Mean / Median Ratio of Sales:	99.95% / 100.6%	99.95% / 100.6%	95.66% / 95.66%	102.09% / 102.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$479,698

Average Current Yr Appr Val: \$495,755

Prev to Curr Pct Change: 3.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11857

THAIN ADDITION

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100%

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 100.0%	1 / 100.0%	1 / 100.0%	/
Mean / Median Ratio of Sales:	99.61% / 99.61%	99.61% / 99.61%	99.61% / 99.61%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	46	46	46	

Qualified Conventional

Count / Pct of Sales:	1 / 100.0%	1 / 100.0%	1 / 100.0%	/
Mean / Median Ratio of Sales:	99.61% / 99.61%	99.61% / 99.61%	99.61% / 99.61%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1187 COLLEGE HEIGHTS LHR 1

Mkt Cd: Green Nbhd

Prior YTD Sales Study **Prior Year Sales Study** **1st 3Qtrs Sales Study** **Jan 1 Bracket Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$86,324 Average Current Yr Appr Val: \$89,452 Prev to Curr Pct Change: 3.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1187417TH STREET TOWNHOMESKER21

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$347,004Average Current Yr Appr Val: \$365,554Prev to Curr Pct Change: 5.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11878 **NORMANY ESTATES NORTH** **EJG** **12** **2** **17%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 16.7%	2 / 16.7%	1 / 8.3%	1 / 8.3%
Mean / Median Ratio of Sales:	101.41% / 101.41%	101.41% / 101.41%	104.7% / 104.7%	98.13% / 98.13%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	3	3	7	0

Qualified Conventional

Count / Pct of Sales:	2 / 16.7%	2 / 16.7%	1 / 8.3%	1 / 8.3%
Mean / Median Ratio of Sales:	101.41% / 101.41%	101.41% / 101.41%	104.7% / 104.7%	98.13% / 98.13%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$2,435,671

Average Current Yr Appr Val: \$2,660,498

Prev to Curr Pct Change: 9.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1188KINGSLHR2

Mkt Cd: Green Nbhd

Prior YTD Sales StudyPrior Year Sales Study1st 3Qtrs Sales StudyJan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$10,769Average Current Yr Appr Val: \$11,374Prev to Curr Pct Change: 5.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1189	WESTMINSTERORIGINAL DONATION	LHR	59	1	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	/	1 / 1.7%	
Mean / Median Ratio of Sales:	99.82% / 99.82%	99.82% / 99.82%	% / %	99.82% / 99.82%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	102%	102%	%	102%	
Average 'Days On Market':	92	92		92	
Qualified Conventional					
Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	/	1 / 1.7%	
Mean / Median Ratio of Sales:	99.82% / 99.82%	99.82% / 99.82%	% / %	99.82% / 99.82%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$105,744					
Average Current Yr Appr Val: \$123,224					
Prev to Curr Pct Change: 16.53 %					
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
Data as of 3/26/2025 10:18:53 AM					
Notice RAD Report					
(All NbhdS)					
Prepared by Collin Central Appraisal District					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1190

WESTONORIGINAL DONATION

SDH

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$45,375

Average Current Yr Appr Val: \$45,146

Prev to Curr Pct Change: -0.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11925	RESIDENCES AT COTTAGE HILL, THE	KLC	41	2	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 4.9%	2 / 4.9%	1 / 2.4%	1 / 2.4%	
Mean / Median Ratio of Sales:	99.29% / 99.29%	99.29% / 99.29%	106.65% / 106.65%	91.93% / 91.93%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	97%	97%	94%	100%	
Average 'Days On Market':	67	67	123	11	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 4.9%	2 / 4.9%	1 / 2.4%	1 / 2.4%	
Mean / Median Ratio of Sales:	99.29% / 99.29%	99.29% / 99.29%	106.65% / 106.65%	91.93% / 91.93%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,194,112

Average Current Yr Appr Val: \$1,553,265

Prev to Curr Pct Change: 30.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11929

OASIS SPRINGS MANORS

DMR

5

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$978,487

Average Current Yr Appr Val: \$1,232,096

Prev to Curr Pct Change: 25.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11930HAWKEYE RIDGE

DNB38

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$777,717

Average Current Yr Appr Val: \$825,076

Prev to Curr Pct Change: 6.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11938 JOURDONAIS ADDITION

RKB

1

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11974 KINGSBRIDGE ADDITION IRS 32 1 3%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 3.1%	1 / 3.1%	1 / 3.1%	/
Mean / Median Ratio of Sales:	100.11% / 100.11%	100.11% / 100.11%	100.11% / 100.11%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	49	49	49	

Qualified Conventional

Count / Pct of Sales:	1 / 3.1%	1 / 3.1%	1 / 3.1%	/
Mean / Median Ratio of Sales:	100.11% / 100.11%	100.11% / 100.11%	100.11% / 100.11%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$356,592

Average Current Yr Appr Val: \$359,617

Prev to Curr Pct Change: 0.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11975

SERRANO ADDITION

KER

3

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$70,035

Average Current Yr Appr Val: \$80,040

Prev to Curr Pct Change: 14.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S11977	MAGNOLIA RIDGE PHASE 2 ADDITION	KAB	81		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$396,486
 Average Current Yr Appr Val: \$386,597
 Prev to Curr Pct Change: -2.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S11999	CAMBRIDGE TOWN HOMES AT STACY GREEN	AKY	92	1	1%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	99.89% / 99.89%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	95%	95%	95%	%
Average 'Days On Market':	127	127	127	

Qualified Conventional

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	99.89% / 99.89%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$434,706	Average Current Yr Appr Val: \$438,919	Prev to Curr Pct Change:	0.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1200SIMCO FRISCO TOWNHOUSEKMG8

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$253,229Average Current Yr Appr Val: \$230,944Prev to Curr Pct Change: -8.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12002	WINDROSE TOWER AT LEGACY WEST CONDO	EJG	99	6	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 6.1%	6 / 6.1%	2 / 2.0%	4 / 4.0%	
Mean / Median Ratio of Sales:	97.32% / 98.15%	97.32% / 98.15%	93.67% / 93.67%	99.15% / 98.15%	
Count of Properties Listed:	6	6	2	4	
Ratio of SalePrice / ListPrice:	93%	93%	91%	94%	
Average 'Days On Market':	186	186	245	156	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 6.1%	6 / 6.1%	2 / 2.0%	4 / 4.0%	
Mean / Median Ratio of Sales:	97.32% / 98.15%	97.32% / 98.15%	93.67% / 93.67%	99.15% / 98.15%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,962,605

Average Current Yr Appr Val: \$2,226,066

Prev to Curr Pct Change: 13.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12005 HIGHLANDS AT WESTRIDGE PHASE 10, THE MKN 85 1 1%

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	1 / 1.2%	/
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	100.12% / 100.12%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	102%	102%	102%	%
Average 'Days On Market':	4	4	4	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	1 / 1.2%	/
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	100.12% / 100.12%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	1.18% / 0.00%	1.18% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$556,140 Average Current Yr Appr Val: \$560,600 Prev to Curr Pct Change: 0.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12006	LAVON FARMS	CLP	154	6	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 3.9%	6 / 3.9%	4 / 2.6%	2 / 1.3%	
Mean / Median Ratio of Sales:	100.03% / 99.78%	100.03% / 99.78%	97.17% / 97.19%	105.73% / 105.73%	
Count of Properties Listed:	6	6	4	2	
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%	
Average 'Days On Market':	88	88	102	61	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 3.9%	6 / 3.9%	4 / 2.6%	2 / 1.3%	
Mean / Median Ratio of Sales:	100.03% / 99.78%	100.03% / 99.78%	97.17% / 97.19%	105.73% / 105.73%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.65% / 0.00%	0.65% / 0.00%	0.00% / 0.00%	0.65% / 0.00%	

Average Previous Yr Appr Val: \$385,737 Average Current Yr Appr Val: \$358,258 Prev to Curr Pct Change: -7.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12040	ESTATES AT STINSON HIGHLANDS, THE	RAC	16		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,652,927
 Average Current Yr Appr Val: \$1,482,434
 Prev to Curr Pct Change: -10.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12053 CAMBRIDGE CROSSING PHASE ONE SEL 324 11 3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 3.4%	11 / 3.4%	7 / 2.2%	4 / 1.2%
Mean / Median Ratio of Sales:	100.3% / 100.15%	100.3% / 100.15%	97.52% / 98.7%	105.15% / 105.09%
Count of Properties Listed:	11	11	7	4
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%
Average 'Days On Market':	44	44	47	39

Qualified Conventional

Count / Pct of Sales:	11 / 3.4%	11 / 3.4%	7 / 2.2%	4 / 1.2%
Mean / Median Ratio of Sales:	100.3% / 100.15%	100.3% / 100.15%	97.52% / 98.7%	105.15% / 105.09%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$646,074

Average Current Yr Appr Val: \$687,414

Prev to Curr Pct Change: 6.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12065	HOMEPLACE AT THE COLUMNS, THE	SEL	265	13	5%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	13 / 4.9%	13 / 4.9%	10 / 3.8%	3 / 1.1%
Mean / Median Ratio of Sales:	101.01% / 100.21%	101.01% / 100.21%	101.17% / 99.55%	100.46% / 102.04%
Count of Properties Listed:	13	13	10	3
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	24	24	14	59
<u>Qualified Conventional</u>				
Count / Pct of Sales:	13 / 4.9%	13 / 4.9%	10 / 3.8%	3 / 1.1%
Mean / Median Ratio of Sales:	101.01% / 100.21%	101.01% / 100.21%	101.17% / 99.55%	100.46% / 102.04%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$406,168

Average Current Yr Appr Val: \$428,579

Prev to Curr Pct Change: 5.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12067

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SDH

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Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$48,958

Average Current Yr Appr Val: \$48,874

Prev to Curr Pct Change: -0.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12079 **NORTH CREEK ESTATES PHASE 7** **KAB** **45** **1** **2%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.2%	1 / 2.2%	/	1 / 2.2%
Mean / Median Ratio of Sales:	99.84% / 99.84%	99.84% / 99.84%	% / %	99.84% / 99.84%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	97%	97%	%	97%
Average 'Days On Market':	44	44		44

Qualified Conventional

Count / Pct of Sales:	1 / 2.2%	1 / 2.2%	/	1 / 2.2%
Mean / Median Ratio of Sales:	99.84% / 99.84%	99.84% / 99.84%	% / %	99.84% / 99.84%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$379,419

Average Current Yr Appr Val: \$398,418

Prev to Curr Pct Change: 5.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12093 VILLAS AT CHAPARRAL, THE AKJ 40 2 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 5.0%	2 / 5.0%	2 / 5.0%	/
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	99.92% / 99.92%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	46	46	46	

Qualified Conventional

Count / Pct of Sales:	2 / 5.0%	2 / 5.0%	2 / 5.0%	/
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	99.92% / 99.92%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$393,259

Average Current Yr Appr Val: \$419,990

Prev to Curr Pct Change: 6.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12096

VERANDA TOWNHOME ADDITION

40

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$136,704

Average Current Yr Appr Val: \$145,726

Prev to Curr Pct Change: 6.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12109	THE TOWER AT THE RAIL	KMG	8	1	13%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 12.5%	1 / 12.5%	/	1 / 12.5%	
Mean / Median Ratio of Sales:	99.96% / 99.96%	99.96% / 99.96%	% / %	99.96% / 99.96%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	99%	99%	%	99%	
Average 'Days On Market':	61	61		61	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 12.5%	1 / 12.5%	/	1 / 12.5%	
Mean / Median Ratio of Sales:	99.96% / 99.96%	99.96% / 99.96%	% / %	99.96% / 99.96%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$627,948 Average Current Yr Appr Val: \$638,422 Prev to Curr Pct Change: 1.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12116-SFR	PARK VISTA SFR	SLW	204	3	1%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		3 / 1.5%	3 / 1.5%	1 / 0.5%	2 / 1.0%
Mean / Median Ratio of Sales:		99.58% / 100.18%	99.58% / 100.18%	93.83% / 93.83%	102.45% / 102.45%
Count of Properties Listed:		3	3	1	2
Ratio of SalePrice / ListPrice:		98%	98%	100%	98%
Average 'Days On Market':		53	53	20	70
<u>Qualified Conventional</u>					
Count / Pct of Sales:		3 / 1.5%	3 / 1.5%	1 / 0.5%	2 / 1.0%
Mean / Median Ratio of Sales:		99.58% / 100.18%	99.58% / 100.18%	93.83% / 93.83%	102.45% / 102.45%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.49% / 0.00%	0.49% / 0.00%	0.49% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$784,086 Average Current Yr Appr Val: \$791,674 Prev to Curr Pct Change: 0.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12116-TH	PARK VISTA TOWNHOMES	SLW	157	2	1%
Mkt Cd: Blue Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12117

PATRIOT PLACE

IRS

51

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$320,164

Average Current Yr Appr Val: \$322,862

Prev to Curr Pct Change: 0.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12119 **MERIDIAN AT SOUTHGATE** **LAK** **93** **3** **3%**

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	2 / 2.2%	1 / 1.1%
Mean / Median Ratio of Sales:	99.62% / 100%	99.62% / 100%	96.49% / 96.49%	105.89% / 105.89%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	95%	95%	96%	93%
Average 'Days On Market':	45	45	54	28

Qualified Conventional

Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	2 / 2.2%	1 / 1.1%
Mean / Median Ratio of Sales:	99.62% / 100%	99.62% / 100%	96.49% / 96.49%	105.89% / 105.89%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.08% / 0.00%	1.08% / 0.00%	1.08% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$406,659

Average Current Yr Appr Val: \$367,781

Prev to Curr Pct Change: -9.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12119-SFR **MERIDIAN -SFR** **LAK** **86** **7** **8%**

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 8.1%	7 / 8.1%	6 / 7.0%	1 / 1.2%
Mean / Median Ratio of Sales:	98.74% / 99.97%	98.74% / 99.97%	98.54% / 97.53%	99.97% / 99.97%
Count of Properties Listed:	7	7	6	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	45	45	42	64

Qualified Conventional

Count / Pct of Sales:	7 / 8.1%	7 / 8.1%	6 / 7.0%	1 / 1.2%
Mean / Median Ratio of Sales:	98.74% / 99.97%	98.74% / 99.97%	98.54% / 97.53%	99.97% / 99.97%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$558,246

Average Current Yr Appr Val: \$579,816

Prev to Curr Pct Change: 3.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12121	CEDAR RIDGE ESTATES	VLH	45	8	18%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 17.8%	7 / 15.6%	5 / 11.1%	3 / 6.7%	
Mean / Median Ratio of Sales:	99.29% / 99.79%	99.27% / 100.18%	99.78% / 100.18%	98.47% / 99.41%	
Count of Properties Listed:	8	7	5	3	
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%	
Average 'Days On Market':	95	105	127	42	
Qualified Conventional					
Count / Pct of Sales:	8 / 17.8%	7 / 15.6%	5 / 11.1%	3 / 6.7%	
Mean / Median Ratio of Sales:	99.29% / 99.79%	99.27% / 100.18%	99.78% / 100.18%	98.47% / 99.41%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$470,356 Average Current Yr Appr Val: \$487,233 Prev to Curr Pct Change: 3.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12124	TRADITIONS AT GRAND HERITAGE, PHASE 2	CLP	114	5	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 4.4%	5 / 4.4%	3 / 2.6%	2 / 1.8%	
Mean / Median Ratio of Sales:	100.23% / 100.11%	100.23% / 100.11%	98.17% / 99.35%	103.33% / 103.33%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	42	42	29	62	
Qualified Conventional					
Count / Pct of Sales:	5 / 4.4%	5 / 4.4%	3 / 2.6%	2 / 1.8%	
Mean / Median Ratio of Sales:	100.23% / 100.11%	100.23% / 100.11%	98.17% / 99.35%	103.33% / 103.33%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.88% / 0.00%	0.88% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$400,338 Average Current Yr Appr Val: \$375,283 Prev to Curr Pct Change: -6.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12141	MORNING RIDGE PHASE 1	IRS	78	6	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 7.7%	6 / 7.7%	6 / 7.7%	/	
Mean / Median Ratio of Sales:	98.94% / 100.26%	98.94% / 100.26%	98.94% / 100.26%	% / %	
Count of Properties Listed:	6	6	6		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	48	48	48		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 7.7%	6 / 7.7%	6 / 7.7%	/	
Mean / Median Ratio of Sales:	98.94% / 100.26%	98.94% / 100.26%	98.94% / 100.26%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$396,561 Average Current Yr Appr Val: \$417,401 Prev to Curr Pct Change: 5.26 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12157

BB OWEN PARK AREA 4

LAK

1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:1/1/2024 thru 8/31/2024

Prior Year Date Range:1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12166	PRINCETON CROSSROADS	DNB	331	5	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 1.5%	5 / 1.5%	4 / 1.2%	1 / 0.3%	
Mean / Median Ratio of Sales:	99.32% / 99.99%	99.32% / 99.99%	98.46% / 98.91%	102.74% / 102.74%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	96%	96%	97%	92%	
Average 'Days On Market':	27	27	30	16	
Qualified Conventional					
Count / Pct of Sales:	5 / 1.5%	5 / 1.5%	4 / 1.2%	1 / 0.3%	
Mean / Median Ratio of Sales:	99.32% / 99.99%	99.32% / 99.99%	98.46% / 98.91%	102.74% / 102.74%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$367,166

Average Current Yr Appr Val: \$328,714

Prev to Curr Pct Change: -10.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12173	MUSTANG LAKES PHASE FOUR	JEV	8		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$975,939
 Average Current Yr Appr Val: \$912,035
 Prev to Curr Pct Change: -6.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12174	VILLAS AT WELLS HILL	JEV	30		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$425,955					
Average Current Yr Appr Val: \$392,300					
Prev to Curr Pct Change: -7.9 %					
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					

Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)		Notice RAD Report		(All NbhdS)	
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

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Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$582,875

Average Current Yr Appr Val: \$586,056

Prev to Curr Pct Change: 0.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

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Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$746,358

Average Current Yr Appr Val: \$777,908

Prev to Curr Pct Change: 4.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12185	WYNWOOD VILLAGE	DMR	65	1	2%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	/	1 / 1.5%
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	% / %	99.89% / 99.89%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	99%	99%	%	99%
Average 'Days On Market':	47	47		47
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	/	1 / 1.5%
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	% / %	99.89% / 99.89%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$407,560	Average Current Yr Appr Val: \$443,571	Prev to Curr Pct Change: 8.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12197	STONE RANCH, PHASE 2	SDH	85	3	4%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.5%	1 / 1.2%	/	3 / 3.5%
Mean / Median Ratio of Sales:	99.07% / 100.03%	101.01% / 101.01%	% / %	99.07% / 100.03%
Count of Properties Listed:	3	1		3
Ratio of SalePrice / ListPrice:	97%	98%	%	97%
Average 'Days On Market':	22	35		22

Qualified Conventional

Count / Pct of Sales:	3 / 3.5%	1 / 1.2%	/	3 / 3.5%
Mean / Median Ratio of Sales:	99.07% / 100.03%	101.01% / 101.01%	% / %	99.07% / 100.03%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$548,355	Average Current Yr Appr Val: \$549,716	Prev to Curr Pct Change:	0.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12200 LAKEWOOD PHASE 3 MKN 184 6 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.3%	6 / 3.3%	4 / 2.2%	2 / 1.1%
Mean / Median Ratio of Sales:	99.65% / 99.89%	99.65% / 99.89%	100.09% / 101.3%	98.77% / 98.77%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	48	48	49	46

Qualified Conventional

Count / Pct of Sales:	6 / 3.3%	6 / 3.3%	4 / 2.2%	2 / 1.1%
Mean / Median Ratio of Sales:	99.65% / 99.89%	99.65% / 99.89%	100.09% / 101.3%	98.77% / 98.77%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$783,678

Average Current Yr Appr Val: \$842,123

Prev to Curr Pct Change: 7.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

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Average Previous Yr Appr Val: \$586,511

Average Current Yr Appr Val: \$580,247

Prev to Curr Pct Change: -1.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12222 LEXINGTON ESTATES PHASE 1 AKY 97 4 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.1%	4 / 4.1%	2 / 2.1%	2 / 2.1%
Mean / Median Ratio of Sales:	100.19% / 99.28%	100.19% / 99.28%	101.1% / 101.1%	99.28% / 99.28%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	95%	95%	95%	96%
Average 'Days On Market':	92	92	41	144

Qualified Conventional

Count / Pct of Sales:	4 / 4.1%	4 / 4.1%	2 / 2.1%	2 / 2.1%
Mean / Median Ratio of Sales:	100.19% / 99.28%	100.19% / 99.28%	101.1% / 101.1%	99.28% / 99.28%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$442,481

Average Current Yr Appr Val: \$465,418

Prev to Curr Pct Change: 5.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name						Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12223	LEXINGTON ESTATES PHASE 2						AKY	23		
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study			
<u>Qualified Conventional & REO</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	%
Count of Properties Listed:										
Ratio of SalePrice / ListPrice:	%		%		%		%			
Average 'Days On Market':										
<u>Qualified Conventional</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	%
<u>Qualified REO</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	%
<u>Disqualified</u>										
Count /Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	%
Average 'Days On Market':										
<u>Foreclosures</u>										
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0			
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%			

Average Previous Yr Appr Val: \$676,055

Average Current Yr Appr Val: \$668,594

Prev to Curr Pct Change: -1.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12229 CHALK HILL, PHASE 1 SDH 150 4 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.7%	3 / 2.0%	2 / 1.3%	2 / 1.3%
Mean / Median Ratio of Sales:	101.27% / 100.07%	101.74% / 100.26%	98.68% / 98.68%	103.86% / 103.86%
Count of Properties Listed:	4	3	2	2
Ratio of SalePrice / ListPrice:	99%	100%	100%	98%
Average 'Days On Market':	45	34	14	75

Qualified Conventional

Count / Pct of Sales:	4 / 2.7%	3 / 2.0%	2 / 1.3%	2 / 1.3%
Mean / Median Ratio of Sales:	101.27% / 100.07%	101.74% / 100.26%	98.68% / 98.68%	103.86% / 103.86%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.67% / 0.00%	0.67% / 0.00%	0.00% / 0.00%	0.67% / 0.00%

Average Previous Yr Appr Val: \$406,680

Average Current Yr Appr Val: \$410,530

Prev to Curr Pct Change: 0.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12247

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Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$172,227

Average Current Yr Appr Val: \$172,227

Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12291	GREENWAY PHASE 2	SEL	122	3	2%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.5%	3 / 2.5%	3 / 2.5%	/
Mean / Median Ratio of Sales:	100.15% / 100.4%	100.15% / 100.4%	100.15% / 100.4%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	28	28	28	

Qualified Conventional

Count / Pct of Sales:	3 / 2.5%	3 / 2.5%	3 / 2.5%	/
Mean / Median Ratio of Sales:	100.15% / 100.4%	100.15% / 100.4%	100.15% / 100.4%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$565,094	Average Current Yr Appr Val: \$568,667	Prev to Curr Pct Change: 0.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12301PARKER FAMILY ADDITIONSBR1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$200,560

Average Current Yr Appr Val: \$200,560

Prev to Curr Pct Change:0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12303	MANTUA POINT PHASE 1	NSH	35	1	3%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	1 / 2.9%	/
Mean / Median Ratio of Sales:	90.18% / 90.18%	90.18% / 90.18%	90.18% / 90.18%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	93%	93%	93%	%
Average 'Days On Market':	95	95	95	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	1 / 2.9%	/
Mean / Median Ratio of Sales:	90.18% / 90.18%	90.18% / 90.18%	90.18% / 90.18%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$464,088	Average Current Yr Appr Val: \$418,254	Prev to Curr Pct Change: -9.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12311	GREEN MEADOWS	LHR	121	8	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 6.6%	8 / 6.6%	6 / 5.0%	2 / 1.7%	
Mean / Median Ratio of Sales:	99.85% / 100.19%	99.85% / 100.19%	99.66% / 100.19%	100.41% / 100.41%	
Count of Properties Listed:	8	8	6	2	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	98	98	103	81	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 6.6%	8 / 6.6%	6 / 5.0%	2 / 1.7%	
Mean / Median Ratio of Sales:	99.85% / 100.19%	99.85% / 100.19%	99.66% / 100.19%	100.41% / 100.41%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$388,751 Average Current Yr Appr Val: \$402,959 Prev to Curr Pct Change: 3.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12316

NEAL ESTATES

EGM

1

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$166,097

Average Current Yr Appr Val: \$174,657

Prev to Curr Pct Change: 5.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12322 BROOKSIDE ESTATES SDH 63

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	/	%	/	%	/
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	/	%	/	%	/
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	/	%	/	%	/
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	/	%	/	%	/
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$380,800 Average Current Yr Appr Val: \$375,537 Prev to Curr Pct Change: -1.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12334PARADISO VALLELEM4624%

Mkt Cd:

Prior YTD Sales StudyPrior Year Sales Study1st 3Qtrs Sales StudyJan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:1 / 2.2%1 / 2.2%/1 / 2.2%
Mean / Median Ratio of Sales:100.22% / 100.22%100.22% / 100.22%%/ %100.22% / 100.22%
Count of Properties Listed:111
Ratio of SalePrice / ListPrice:98%98%>%98%
Average 'Days On Market':119119119

Qualified Conventional

Count / Pct of Sales:1 / 2.2%1 / 2.2%/1 / 2.2%
Mean / Median Ratio of Sales:100.22% / 100.22%100.22% / 100.22%%/ %100.22% / 100.22%

Qualified REO

Count / Pct of Sales:/ / /
Mean / Median Ratio of Sales:%/ %%/ %%/ %%

Disqualified

Count /Pct of Sales:1 / 2.2%1 / 2.2%1 / 2.2%/
Mean / Median Ratio of Sales:125.47% / 125.47%125.47% / 125.47%125.47% / 125.47%%/ %
Average 'Days On Market':137137137

Foreclosures

Count of 'Posted' / 'Struck Off':0 / 00 / 00 / 00 / 0
Pct of Props 'Posted' / 'Struck Off':0.00% / 0.00%0.00% / 0.00%0.00% / 0.00%0.00% / 0.00%

Average Previous Yr Appr Val: \$1,031,785Average Current Yr Appr Val: \$1,247,368Prev to Curr Pct Change: 20.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/20251st 3Qtrs Date Range:1/1/2024 thru 8/31/2024
Prior Year Date Range:1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12341 CITYLINE TOWNHOME ADDITION KER 58 6 10%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 10.3%	6 / 10.3%	4 / 6.9%	2 / 3.4%
Mean / Median Ratio of Sales:	99.8% / 100.19%	99.8% / 100.19%	100.02% / 100.19%	99.37% / 99.37%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	21	21	21	20

Qualified Conventional

Count / Pct of Sales:	6 / 10.3%	6 / 10.3%	4 / 6.9%	2 / 3.4%
Mean / Median Ratio of Sales:	99.8% / 100.19%	99.8% / 100.19%	100.02% / 100.19%	99.37% / 99.37%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$493,971

Average Current Yr Appr Val: \$497,162

Prev to Curr Pct Change: 0.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12345 SKY RIDGE ADDITION

KAB

1

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12348	VINTAGE PLACE	LAK	47	3	6%
Mkt Cd:					

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$152,479

Average Current Yr Appr Val: \$160,905

Prev to Curr Pct Change: 5.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12386TH GROVE FRISCO PH7 TH EGM 129 26 20%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	26 / 20.2%	25 / 19.4%	23 / 17.8%	3 / 2.3%
Mean / Median Ratio of Sales:	100.28% / 100.04%	100.33% / 100.09%	99.79% / 100%	104.04% / 104.94%
Count of Properties Listed:	24	23	21	3
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	86	83	82	112

Qualified Conventional

Count / Pct of Sales:	26 / 20.2%	25 / 19.4%	23 / 17.8%	3 / 2.3%
Mean / Median Ratio of Sales:	100.28% / 100.04%	100.33% / 100.09%	99.79% / 100%	104.04% / 104.94%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$525,792

Average Current Yr Appr Val: \$539,421

Prev to Curr Pct Change: 2.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12400	WESTRIDGE ESTATES OF BLUE RIDGE	EGM	9	1	11%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 11.1%	1 / 11.1%	1 / 11.1%	/	
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	99.78% / 99.78%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	69	69	69		
Qualified Conventional					
Count / Pct of Sales:	1 / 11.1%	1 / 11.1%	1 / 11.1%	/	
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	99.78% / 99.78%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$342,845 Average Current Yr Appr Val: \$334,091 Prev to Curr Pct Change: -2.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12405 MEDINA'S ADDITION LHR 1

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$54,630 Average Current Yr Appr Val: \$57,665 Prev to Curr Pct Change: 5.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12439 **TWIN OAKS** **GSO** **3** **1** **33%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 33.3%	1 / 33.3%	/	1 / 33.3%
Mean / Median Ratio of Sales:	99.67% / 99.67%	99.67% / 99.67%	% / %	99.67% / 99.67%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	97%	97%	%	97%
Average 'Days On Market':	25	25		25

Qualified Conventional

Count / Pct of Sales:	1 / 33.3%	1 / 33.3%	/	1 / 33.3%
Mean / Median Ratio of Sales:	99.67% / 99.67%	99.67% / 99.67%	% / %	99.67% / 99.67%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12440

BANKSTON ADDITION

LAK

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$207,239

Average Current Yr Appr Val: \$208,297

Prev to Curr Pct Change: 0.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12441

STODDARD FARMS

GSO

10

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,434,169

Average Current Yr Appr Val: \$2,833,748

Prev to Curr Pct Change: 16.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12447	CAMDEN PARC IN ANNA, PHASE 3	LHR	64	10	16%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 15.6%	10 / 15.6%	10 / 15.6%	/	
Mean / Median Ratio of Sales:	100.69% / 99.63%	100.69% / 99.63%	100.69% / 99.63%	% / %	
Count of Properties Listed:	9	9	9		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	53	53	53		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 15.6%	10 / 15.6%	10 / 15.6%	/	
Mean / Median Ratio of Sales:	100.69% / 99.63%	100.69% / 99.63%	100.69% / 99.63%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$426,582
 Average Current Yr Appr Val: \$427,343
 Prev to Curr Pct Change: 0.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1245

RAMBLEWOOD #1

IRS

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$184,256

Average Current Yr Appr Val: \$276,221

Prev to Curr Pct Change: 49.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12451 **TERRA ESCALANTE 623 ADDITION** **KER** **6** **3** **50%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 50.0%	3 / 50.0%	2 / 33.3%	1 / 16.7%
Mean / Median Ratio of Sales:	98.55% / 99.98%	98.55% / 99.98%	97.83% / 97.83%	99.98% / 99.98%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	95%	95%	96%	93%
Average 'Days On Market':	583	583	537	676

Qualified Conventional

Count / Pct of Sales:	3 / 50.0%	3 / 50.0%	2 / 33.3%	1 / 16.7%
Mean / Median Ratio of Sales:	98.55% / 99.98%	98.55% / 99.98%	97.83% / 97.83%	99.98% / 99.98%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$604,466

Average Current Yr Appr Val: \$587,853

Prev to Curr Pct Change: -2.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12460

AUBURN HILLS PH 2

LEM

25

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$697,668

Average Current Yr Appr Val: \$696,968

Prev to Curr Pct Change: -0.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12481 WYLIE LAKE TOWNHOMES ADDITION SDH 21 1 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 4.8%	1 / 4.8%	/	1 / 4.8%
Mean / Median Ratio of Sales:	100.1% / 100.1%	100.1% / 100.1%	% / %	100.1% / 100.1%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	96%	96%	%	96%
Average 'Days On Market':	24	24		24

Qualified Conventional

Count / Pct of Sales:	1 / 4.8%	1 / 4.8%	/	1 / 4.8%
Mean / Median Ratio of Sales:	100.1% / 100.1%	100.1% / 100.1%	% / %	100.1% / 100.1%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$401,895

Average Current Yr Appr Val: \$416,326

Prev to Curr Pct Change: 3.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12485	HAWKS WOOD PHASE 2	GSO	6	1	17%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 16.7%	1 / 16.7%	1 / 16.7%	/	
Mean / Median Ratio of Sales:	99.56% / 99.56%	99.56% / 99.56%	99.56% / 99.56%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	5	5	5		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 16.7%	1 / 16.7%	1 / 16.7%	/	
Mean / Median Ratio of Sales:	99.56% / 99.56%	99.56% / 99.56%	99.56% / 99.56%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,374,871
 Average Current Yr Appr Val: \$2,237,137
 Prev to Curr Pct Change: -5.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12489 **TOWN PARK** **IRS** **63** **8** **13%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 12.7%	8 / 12.7%	3 / 4.8%	5 / 7.9%
Mean / Median Ratio of Sales:	101.5% / 100.13%	101.5% / 100.13%	104.44% / 105.93%	99.74% / 99.79%
Count of Properties Listed:	8	8	3	5
Ratio of SalePrice / ListPrice:	97%	97%	95%	98%
Average 'Days On Market':	155	155	97	190

Qualified Conventional

Count / Pct of Sales:	8 / 12.7%	8 / 12.7%	3 / 4.8%	5 / 7.9%
Mean / Median Ratio of Sales:	101.5% / 100.13%	101.5% / 100.13%	104.44% / 105.93%	99.74% / 99.79%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$340,231

Average Current Yr Appr Val: \$332,091

Prev to Curr Pct Change: -2.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12491	ANNA RANCH PHASE 1A	NSH	98	20	20%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		20 / 20.4%	18 / 18.4%	12 / 12.2%	8 / 8.2%
Mean / Median Ratio of Sales:		101.34% / 100.06%	100.42% / 98.12%	96.18% / 95.61%	109.1% / 109.76%
Count of Properties Listed:		20	18	12	8
Ratio of SalePrice / ListPrice:		95%	95%	95%	95%
Average 'Days On Market':		125	122	96	170
<u>Qualified Conventional</u>					
Count / Pct of Sales:		20 / 20.4%	18 / 18.4%	12 / 12.2%	8 / 8.2%
Mean / Median Ratio of Sales:		101.34% / 100.06%	100.42% / 98.12%	96.18% / 95.61%	109.1% / 109.76%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$463,153 Average Current Yr Appr Val: \$434,813 Prev to Curr Pct Change: -6.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12492 ENCLAVE AT MEADOW RUN, THE SBR 73 11 15%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 15.1%	11 / 15.1%	7 / 9.6%	4 / 5.5%
Mean / Median Ratio of Sales:	99.66% / 100.27%	99.66% / 100.27%	96.98% / 98.32%	104.36% / 103.93%
Count of Properties Listed:	11	11	7	4
Ratio of SalePrice / ListPrice:	96%	96%	99%	91%
Average 'Days On Market':	192	192	237	113

Qualified Conventional

Count / Pct of Sales:	11 / 15.1%	11 / 15.1%	7 / 9.6%	4 / 5.5%
Mean / Median Ratio of Sales:	99.66% / 100.27%	99.66% / 100.27%	96.98% / 98.32%	104.36% / 103.93%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$437,010

Average Current Yr Appr Val: \$436,165

Prev to Curr Pct Change: -0.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12493 **GREENS AT LEGACY** **NSH** **70** **4** **6%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 5.7%	4 / 5.7%	3 / 4.3%	1 / 1.4%
Mean / Median Ratio of Sales:	95.8% / 99.83%	95.8% / 99.83%	92.69% / 99.45%	105.13% / 105.13%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	99%
Average 'Days On Market':	8	8	0	34

Qualified Conventional

Count / Pct of Sales:	4 / 5.7%	4 / 5.7%	3 / 4.3%	1 / 1.4%
Mean / Median Ratio of Sales:	95.8% / 99.83%	95.8% / 99.83%	92.69% / 99.45%	105.13% / 105.13%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$746,329

Average Current Yr Appr Val: \$788,178

Prev to Curr Pct Change: 5.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12494 **HILLS AT LEGACY PHASE 2** **NSH** **59** **2** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.4%	2 / 3.4%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	96.8% / 96.8%	103.33% / 103.33%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%
Average 'Days On Market':	99	99	84	114

Qualified Conventional

Count / Pct of Sales:	2 / 3.4%	2 / 3.4%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	96.8% / 96.8%	103.33% / 103.33%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$728,922

Average Current Yr Appr Val: \$759,574

Prev to Curr Pct Change: 4.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12499 DOVE CREEK KER 231 3 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 1.3%	2 / 0.9%	2 / 0.9%	1 / 0.4%
Mean / Median Ratio of Sales:	97.83% / 99.92%	95.96% / 95.96%	95.96% / 95.96%	101.59% / 101.59%
Count of Properties Listed:	3	2	2	1
Ratio of SalePrice / ListPrice:	95%	95%	95%	95%
Average 'Days On Market':	121	66	66	232

Qualified Conventional

Count / Pct of Sales:	3 / 1.3%	2 / 0.9%	2 / 0.9%	1 / 0.4%
Mean / Median Ratio of Sales:	97.83% / 99.92%	95.96% / 95.96%	95.96% / 95.96%	101.59% / 101.59%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$728,211

Average Current Yr Appr Val: \$766,899

Prev to Curr Pct Change: 5.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12509	WILSON CREEK MEADOWS PHASE 2				SEL	104	8	8%
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	8 / 7.7%		8 / 7.7%		7 / 6.7%		1 / 1.0%	
Mean / Median Ratio of Sales:	99.18%	99.7%	99.18%	99.7%	98.91%	99.25%	101.08%	101.08%
Count of Properties Listed:	8		8		7		1	
Ratio of SalePrice / ListPrice:	95%		95%		95%		97%	
Average 'Days On Market':	101		101		105		74	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	8 / 7.7%		8 / 7.7%		7 / 6.7%		1 / 1.0%	
Mean / Median Ratio of Sales:	99.18%	99.7%	99.18%	99.7%	98.91%	99.25%	101.08%	101.08%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$587,110

Average Current Yr Appr Val: \$590,521

Prev to Curr Pct Change: 0.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12515	STAR TRAIL PHASE NINE	NSH	74	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.4%	1 / 1.4%	1 / 1.4%	/	
Mean / Median Ratio of Sales:	100.19% / 100.19%	100.19% / 100.19%	100.19% / 100.19%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	95 %	95 %	95 %	%	
Average 'Days On Market':	40	40	40		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.4%	1 / 1.4%	1 / 1.4%	/	
Mean / Median Ratio of Sales:	100.19% / 100.19%	100.19% / 100.19%	100.19% / 100.19%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,233,907

Average Current Yr Appr Val: \$1,492,475

Prev to Curr Pct Change: 20.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12533 **BUFFALO RIDGE PHASE ONE** **SDH** **55** **1** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	100.22% / 100.22%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	301	301	301	

Qualified Conventional

Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	100.22% / 100.22%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$809,846

Average Current Yr Appr Val: \$852,285

Prev to Curr Pct Change: 5.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12538

WORTH ADDITION

EGM

1

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$107,749

Average Current Yr Appr Val: \$106,550

Prev to Curr Pct Change: -1.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12544	WILLOW WOOD PHASE 6	SBR	106	21	20%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	21 / 19.8%	19 / 17.9%	14 / 13.2%	7 / 6.6%	
Mean / Median Ratio of Sales:	100.13% / 100.44%	99.63% / 99.74%	99.54% / 99.79%	101.32% / 100.44%	
Count of Properties Listed:	21	19	14	7	
Ratio of SalePrice / ListPrice:	95%	95%	97%	92%	
Average 'Days On Market':	153	134	124	211	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	21 / 19.8%	19 / 17.9%	14 / 13.2%	7 / 6.6%	
Mean / Median Ratio of Sales:	100.13% / 100.44%	99.63% / 99.74%	99.54% / 99.79%	101.32% / 100.44%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$705,580
 Average Current Yr Appr Val: \$724,115
 Prev to Curr Pct Change: 2.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12561 **SOUTH PARK MEADOWS** **IRS** **124** **15** **12%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	15 / 12.1%	15 / 12.1%	14 / 11.3%	1 / 0.8%
Mean / Median Ratio of Sales:	100.22% / 100.04%	100.22% / 100.04%	100.23% / 99.73%	100.13% / 100.13%
Count of Properties Listed:	15	15	14	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%
Average 'Days On Market':	106	106	102	161

Qualified Conventional

Count / Pct of Sales:	15 / 12.1%	15 / 12.1%	14 / 11.3%	1 / 0.8%
Mean / Median Ratio of Sales:	100.22% / 100.04%	100.22% / 100.04%	100.23% / 99.73%	100.13% / 100.13%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.81% / 0.00%	0.81% / 0.00%	0.00% / 0.00%	0.81% / 0.00%

Average Previous Yr Appr Val: \$293,294

Average Current Yr Appr Val: \$299,697

Prev to Curr Pct Change: 2.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12566	DE BERRY HERITAGE	VLH	73	10	14%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		10 / 13.7%	10 / 13.7%	8 / 11.0%	2 / 2.7%
Mean / Median Ratio of Sales:		99.23% / 99.69%	99.23% / 99.69%	98.14% / 97.54%	103.6% / 103.6%
Count of Properties Listed:		6	6	5	1
Ratio of SalePrice / ListPrice:		98%	98%	98%	100%
Average 'Days On Market':		132	132	128	151
<u>Qualified Conventional</u>					
Count / Pct of Sales:		10 / 13.7%	10 / 13.7%	8 / 11.0%	2 / 2.7%
Mean / Median Ratio of Sales:		99.23% / 99.69%	99.23% / 99.69%	98.14% / 97.54%	103.6% / 103.6%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$410,353 Average Current Yr Appr Val: \$384,722 Prev to Curr Pct Change: -6.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12569	LEXINGTON HEIGHTS ADDITION	VLH	35	20	57%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	20 / 57.1%	19 / 54.3%	13 / 37.1%	7 / 20.0%	
Mean / Median Ratio of Sales:	97.6% / 98.37%	97.41% / 98.3%	96.15% / 97.47%	100.29% / 100.16%	
Count of Properties Listed:	20	19	13	7	
Ratio of SalePrice / ListPrice:	94%	94%	96%	91%	
Average 'Days On Market':	257	240	322	137	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	20 / 57.1%	19 / 54.3%	13 / 37.1%	7 / 20.0%	
Mean / Median Ratio of Sales:	97.6% / 98.37%	97.41% / 98.3%	96.15% / 97.47%	100.29% / 100.16%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$842,575
 Average Current Yr Appr Val: \$685,088
 Prev to Curr Pct Change: -18.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12573

COLINA CREEK ESTATES PHASE 5

JRP

2

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$282,292

Average Current Yr Appr Val: \$301,057

Prev to Curr Pct Change: 6.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12577 PLANO GATEWAY PHASE 1 DMR 86 37 43%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	37 / 43.0%	32 / 37.2%	21 / 24.4%	16 / 18.6%
Mean / Median Ratio of Sales:	99.01% / 99.85%	99.05% / 99.78%	100.35% / 99.98%	97.26% / 95.25%
Count of Properties Listed:	37	32	21	16
Ratio of SalePrice / ListPrice:	95%	95%	95%	94%
Average 'Days On Market':	62	61	48	80

Qualified Conventional

Count / Pct of Sales:	37 / 43.0%	32 / 37.2%	21 / 24.4%	16 / 18.6%
Mean / Median Ratio of Sales:	99.01% / 99.85%	99.05% / 99.78%	100.35% / 99.98%	97.26% / 95.25%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$461,671

Average Current Yr Appr Val: \$477,172

Prev to Curr Pct Change: 3.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12578 **WATTERS EDGE AT THE FARM** **AKY** **58** **22** **38%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	22 / 37.9%	20 / 34.5%	13 / 22.4%	9 / 15.5%
Mean / Median Ratio of Sales:	100.12% / 98%	99.14% / 97.61%	96.01% / 95.53%	106.05% / 105.76%
Count of Properties Listed:	20	18	13	7
Ratio of SalePrice / ListPrice:	95%	95%	96%	95%
Average 'Days On Market':	38	36	25	61

Qualified Conventional

Count / Pct of Sales:	22 / 37.9%	20 / 34.5%	13 / 22.4%	9 / 15.5%
Mean / Median Ratio of Sales:	100.12% / 98%	99.14% / 97.61%	96.01% / 95.53%	106.05% / 105.76%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12581

NORTHBROOK PLACE

NSH

16

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$812,118

Average Current Yr Appr Val: \$711,167

Prev to Curr Pct Change: -12.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12622 VILLAS OF MIDDLETON PHASE TWO LEM 97 7 7%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 7.2%	7 / 7.2%	6 / 6.2%	1 / 1.0%
Mean / Median Ratio of Sales:	98.3% / 99.05%	98.3% / 99.05%	98.03% / 97.83%	99.9% / 99.9%
Count of Properties Listed:	7	7	6	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	62	62	60	77

Qualified Conventional

Count / Pct of Sales:	7 / 7.2%	7 / 7.2%	6 / 6.2%	1 / 1.0%
Mean / Median Ratio of Sales:	98.3% / 99.05%	98.3% / 99.05%	98.03% / 97.83%	99.9% / 99.9%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$489,580

Average Current Yr Appr Val: \$520,567

Prev to Curr Pct Change: 6.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12631	VENETIAN AT WESTON, PHASE 1	LAK	201	6	3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.0%	5 / 2.5%	4 / 2.0%	2 / 1.0%
Mean / Median Ratio of Sales:	101.73% / 102.57%	102.95% / 102.88%	105.33% / 104.36%	94.53% / 94.53%
Count of Properties Listed:	4	3	2	2
Ratio of SalePrice / ListPrice:	80%	80%	78%	82%
Average 'Days On Market':	96	107	147	45

Qualified Conventional

Count / Pct of Sales:	6 / 3.0%	5 / 2.5%	4 / 2.0%	2 / 1.0%
Mean / Median Ratio of Sales:	101.73% / 102.57%	102.95% / 102.88%	105.33% / 104.36%	94.53% / 94.53%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$509,376

Average Current Yr Appr Val: \$461,234

Prev to Curr Pct Change: -9.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12647 DANIELLE AT CRAIG RANCH, THE EGM 64 4 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 6.3%	3 / 4.7%	2 / 3.1%	2 / 3.1%
Mean / Median Ratio of Sales:	101.29% / 100.38%	97.43% / 96.41%	100.38% / 100.38%	102.2% / 102.2%
Count of Properties Listed:	4	3	2	2
Ratio of SalePrice / ListPrice:	95%	94%	92%	97%
Average 'Days On Market':	178	234	293	63

Qualified Conventional

Count / Pct of Sales:	4 / 6.3%	3 / 4.7%	2 / 3.1%	2 / 3.1%
Mean / Median Ratio of Sales:	101.29% / 100.38%	97.43% / 96.41%	100.38% / 100.38%	102.2% / 102.2%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$789,259

Average Current Yr Appr Val: \$810,003

Prev to Curr Pct Change: 2.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12656 TWIN CREEKS RANCH PHASE 1

KLC

3

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1266	CREEKSIDE	SBR	19		
Mkt Cd: Blue Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12660	RCM STORAGE SHOP	IRS	1		
Mkt Cd:					
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$274,018

Average Current Yr Appr Val: \$270,683

Prev to Curr Pct Change: -1.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12668 DANIELLES CROSSING

GSO

3

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1267	EASTWOOD (UNRECORDED)	SBR	27		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$258,462
 Average Current Yr Appr Val: \$279,115
 Prev to Curr Pct Change: 7.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12679 PAINTED TREE LAKESIDE WEST PHASE 1 LAK 122 12 10%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 9.8%	12 / 9.8%	12 / 9.8%	/
Mean / Median Ratio of Sales:	99.03% / 99.73%	99.03% / 99.73%	99.03% / 99.73%	% / %
Count of Properties Listed:	11	11	11	
Ratio of SalePrice / ListPrice:	93%	93%	93%	%
Average 'Days On Market':	107	107	107	

Qualified Conventional

Count / Pct of Sales:	12 / 9.8%	12 / 9.8%	12 / 9.8%	/
Mean / Median Ratio of Sales:	99.03% / 99.73%	99.03% / 99.73%	99.03% / 99.73%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$703,931

Average Current Yr Appr Val: \$671,827

Prev to Curr Pct Change: -4.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12691

PHILLIPS CREEK ESTATES

LHR

2

Mkt Cd: Green Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$144,429

Average Current Yr Appr Val: \$148,946

Prev to Curr Pct Change: 3.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12693 PIONEER ESTATES ADDITION EGM 10 2 20%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 20.0%	2 / 20.0%	/	2 / 20.0%
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	% / %	99.78% / 99.78%
Count of Properties Listed:	2	2		2
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	137	137		137

Qualified Conventional

Count / Pct of Sales:	2 / 20.0%	2 / 20.0%	/	2 / 20.0%
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	% / %	99.78% / 99.78%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12712	CELINA HILLS	SEL	146	27	18%
Mkt Cd:					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	27 / 18.5%	24 / 16.4%	17 / 11.6%	10 / 6.8%	
Mean / Median Ratio of Sales:	99.95 % / 100.46 %	99.27 % / 100.25 %	97.41 % / 99.27 %	104.27 % / 104.31 %	
Count of Properties Listed:	26	23	16	10	
Ratio of SalePrice / ListPrice:	97 %	97 %	97 %	97 %	
Average 'Days On Market':	112	112	108	120	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	27 / 18.5%	24 / 16.4%	17 / 11.6%	10 / 6.8%	
Mean / Median Ratio of Sales:	99.95 % / 100.46 %	99.27 % / 100.25 %	97.41 % / 99.27 %	104.27 % / 104.31 %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$632,581

Average Current Yr Appr Val: \$642,192

Prev to Curr Pct Change: 1.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12715 **RESERVE AT WATTERS** **AKY** **25** **6** **24%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 24.0%	6 / 24.0%	3 / 12.0%	3 / 12.0%
Mean / Median Ratio of Sales:	103.26% / 105.04%	103.26% / 105.04%	102.88% / 100.03%	103.64% / 110.05%
Count of Properties Listed:	6	6	3	3
Ratio of SalePrice / ListPrice:	95%	95%	95%	94%
Average 'Days On Market':	83	83	86	80

Qualified Conventional

Count / Pct of Sales:	6 / 24.0%	6 / 24.0%	3 / 12.0%	3 / 12.0%
Mean / Median Ratio of Sales:	103.26% / 105.04%	103.26% / 105.04%	102.88% / 100.03%	103.64% / 110.05%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S127241897 TOWNHOMES ADDITIONKER7

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val:Average Current Yr Appr Val:Prev to Curr Pct Change:%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12734

HIGHTOWER ADDITION NO.1

JRP

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$99,255

Average Current Yr Appr Val: \$129,795

Prev to Curr Pct Change: 30.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12738	HIGHLAND CROSSING NORTH	SDH	31	5	16%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 16.1%	5 / 16.1%	2 / 6.5%	3 / 9.7%	
Mean / Median Ratio of Sales:	100.19% / 99.76%	100.19% / 99.76%	99.2% / 99.2%	100.84% / 101.73%	
Count of Properties Listed:	5	5	2	3	
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%	
Average 'Days On Market':	89	89	138	57	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 16.1%	5 / 16.1%	2 / 6.5%	3 / 9.7%	
Mean / Median Ratio of Sales:	100.19% / 99.76%	100.19% / 99.76%	99.2% / 99.2%	100.84% / 101.73%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$905,902
 Average Current Yr Appr Val: \$878,518
 Prev to Curr Pct Change: -3.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12740

AFSAR ADDITION

CLP

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$133,155

Average Current Yr Appr Val: \$145,260

Prev to Curr Pct Change: 9.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12741	ANNA CROSSING VILLAS	NSH	131	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 3.1%	4 / 3.1%	4 / 3.1%	/	
Mean / Median Ratio of Sales:	95.9% / 100.01%	95.9% / 100.01%	95.9% / 100.01%	% / %	
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	92%	92%	92%	%	
Average 'Days On Market':	35	35	35		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 3.1%	4 / 3.1%	4 / 3.1%	/	
Mean / Median Ratio of Sales:	95.9% / 100.01%	95.9% / 100.01%	95.9% / 100.01%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$350,713
 Average Current Yr Appr Val: \$333,628
 Prev to Curr Pct Change: -4.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12757	PRINCETON LAKESIDE ESTATES				IRS	12		
Mkt Cd:								
	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%		%	/	%	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$670,021

Average Current Yr Appr Val: \$587,349

Prev to Curr Pct Change: -12.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12759

HARRISON PARK PHASE 1

RKB

55

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$336,015

Average Current Yr Appr Val: \$315,986

Prev to Curr Pct Change: -5.96 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12760	LIGHT FARMS SWEETWATER NEIGHBORHOOD PHASE 2	KAB	143	26	18%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	26 / 18.2%	26 / 18.2%	25 / 17.5%	1 / 0.7%	
Mean / Median Ratio of Sales:	100.86% / 99.71%	100.86% / 99.71%	101.01% / 99.82%	97.21% / 97.21%	
Count of Properties Listed:	25	25	24	1	
Ratio of SalePrice / ListPrice:	95%	95%	95%	100%	
Average 'Days On Market':	39	39	40	19	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	26 / 18.2%	26 / 18.2%	25 / 17.5%	1 / 0.7%	
Mean / Median Ratio of Sales:	100.86% / 99.71%	100.86% / 99.71%	101.01% / 99.82%	97.21% / 97.21%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$449,249 Average Current Yr Appr Val: \$476,141 Prev to Curr Pct Change: 5.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12769	CAMBRIDGE CROSSING PHASE TWO	SEL	171	9	5%
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 5.3%	9 / 5.3%	4 / 2.3%	5 / 2.9%	
Mean / Median Ratio of Sales:	102.13% / 100.14%	102.13% / 100.14%	99.98% / 98.41%	103.84% / 100.17%	
Count of Properties Listed:	9	9	4	5	
Ratio of SalePrice / ListPrice:	91%	91%	92%	90%	
Average 'Days On Market':	41	41	46	37	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 5.3%	9 / 5.3%	4 / 2.3%	5 / 2.9%	
Mean / Median Ratio of Sales:	102.13% / 100.14%	102.13% / 100.14%	99.98% / 98.41%	103.84% / 100.17%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$579,489

Average Current Yr Appr Val: \$579,190

Prev to Curr Pct Change: -0.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12774 LADERA PROSPER CONDOMINIUMS JEV 45 6 13%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 13.3%	5 / 11.1%	4 / 8.9%	2 / 4.4%
Mean / Median Ratio of Sales:	100.12% / 101.52%	99.29% / 101.3%	101.04% / 101.52%	98.28% / 98.28%
Count of Properties Listed:	3	2	1	2
Ratio of SalePrice / ListPrice:	99%	100%	100%	99%
Average 'Days On Market':	69	76	60	74

Qualified Conventional

Count / Pct of Sales:	6 / 13.3%	5 / 11.1%	4 / 8.9%	2 / 4.4%
Mean / Median Ratio of Sales:	100.12% / 101.52%	99.29% / 101.3%	101.04% / 101.52%	98.28% / 98.28%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$597,849

Average Current Yr Appr Val: \$629,601

Prev to Curr Pct Change: 5.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12777 **TOWN PARK TWIN HOME CONDOMINIUMS** **IRS** **31** **9** **29%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 29.0%	9 / 29.0%	5 / 16.1%	4 / 12.9%
Mean / Median Ratio of Sales:	101% / 100.21%	101% / 100.21%	101.55% / 100.66%	100.32% / 99.87%
Count of Properties Listed:	9	9	5	4
Ratio of SalePrice / ListPrice:	97%	97%	95%	99%
Average 'Days On Market':	301	301	420	152

Qualified Conventional

Count / Pct of Sales:	9 / 29.0%	9 / 29.0%	5 / 16.1%	4 / 12.9%
Mean / Median Ratio of Sales:	101% / 100.21%	101% / 100.21%	101.55% / 100.66%	100.32% / 99.87%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$244,672

Average Current Yr Appr Val: \$248,707

Prev to Curr Pct Change: 1.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12780	BRADLEY ESTATES	VLH	27	10	37%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 37.0%	10 / 37.0%	8 / 29.6%	2 / 7.4%	
Mean / Median Ratio of Sales:	101.54% / 100.11%	101.54% / 100.11%	101.58% / 100.11%	101.41% / 101.41%	
Count of Properties Listed:	10	10	8	2	
Ratio of SalePrice / ListPrice:	96%	96%	95%	99%	
Average 'Days On Market':	116	116	93	208	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 37.0%	10 / 37.0%	8 / 29.6%	2 / 7.4%	
Mean / Median Ratio of Sales:	101.54% / 100.11%	101.54% / 100.11%	101.58% / 100.11%	101.41% / 101.41%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$348,457
 Average Current Yr Appr Val: \$342,091
 Prev to Curr Pct Change: -1.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12782 LAKE BREEZE ESTATES CLP 35 4 11%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 11.4%	4 / 11.4%	3 / 8.6%	1 / 2.9%
Mean / Median Ratio of Sales:	103.17% / 101.27%	103.17% / 101.27%	104.13% / 102.27%	100.26% / 100.26%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	93%	93%	94%	92%
Average 'Days On Market':	61	61	66	44

Qualified Conventional

Count / Pct of Sales:	4 / 11.4%	4 / 11.4%	3 / 8.6%	1 / 2.9%
Mean / Median Ratio of Sales:	103.17% / 101.27%	103.17% / 101.27%	104.13% / 102.27%	100.26% / 100.26%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$429,078

Average Current Yr Appr Val: \$444,715

Prev to Curr Pct Change: 3.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12784	TWIN CREEKS WATTERS	AKY	23	11	48%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	11 / 47.8%	9 / 39.1%	1 / 4.3%	10 / 43.5%
Mean / Median Ratio of Sales:	97.93% / 98.04%	98.1% / 98.56%	91.71% / 91.71%	98.55% / 98.3%
Count of Properties Listed:	11	9	1	10
Ratio of SalePrice / ListPrice:	96%	96%	97%	96%
Average 'Days On Market':	115	107	73	119
<u>Qualified Conventional</u>				
Count / Pct of Sales:	11 / 47.8%	9 / 39.1%	1 / 4.3%	10 / 43.5%
Mean / Median Ratio of Sales:	97.93% / 98.04%	98.1% / 98.56%	91.71% / 91.71%	98.55% / 98.3%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12786 KREYMER EAST PHASE 2 SDH 109 29 27%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	29 / 26.6%	28 / 25.7%	20 / 18.3%	9 / 8.3%
Mean / Median Ratio of Sales:	101.85% / 100.41%	101.83% / 99.74%	101.35% / 98.61%	102.95% / 102.43%
Count of Properties Listed:	27	26	18	9
Ratio of SalePrice / ListPrice:	92%	92%	92%	92%
Average 'Days On Market':	128	131	121	141

Qualified Conventional

Count / Pct of Sales:	29 / 26.6%	28 / 25.7%	20 / 18.3%	9 / 8.3%
Mean / Median Ratio of Sales:	101.85% / 100.41%	101.83% / 99.74%	101.35% / 98.61%	102.95% / 102.43%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$619,690

Average Current Yr Appr Val: \$632,773

Prev to Curr Pct Change: 2.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12797 PRINCETON HEIGHTS PHASE 2 IRS 250 49 20%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	49 / 19.6%	48 / 19.2%	35 / 14.0%	14 / 5.6%
Mean / Median Ratio of Sales:	101.44% / 100.91%	101.36% / 100.91%	101.43% / 101.1%	101.48% / 100.21%
Count of Properties Listed:	49	48	35	14
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	109	110	118	86

Qualified Conventional

Count / Pct of Sales:	49 / 19.6%	48 / 19.2%	35 / 14.0%	14 / 5.6%
Mean / Median Ratio of Sales:	101.44% / 100.91%	101.36% / 100.91%	101.43% / 101.1%	101.48% / 100.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$342,538

Average Current Yr Appr Val: \$364,052

Prev to Curr Pct Change: 6.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12808 TRINITY FALLS PLANNING UNIT 7 PHASE 3 LAK 88 3 3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	1 / 1.1%	2 / 2.3%
Mean / Median Ratio of Sales:	99.76% / 99.87%	99.76% / 99.87%	96.48% / 96.48%	101.4% / 101.4%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	101%	101%	108%	98%
Average 'Days On Market':	24	24	8	32

Qualified Conventional

Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	1 / 1.1%	2 / 2.3%
Mean / Median Ratio of Sales:	99.76% / 99.87%	99.76% / 99.87%	96.48% / 96.48%	101.4% / 101.4%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$622,031

Average Current Yr Appr Val: \$612,081

Prev to Curr Pct Change: -1.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12812 **TOWNHOMES AT MONTICELLO** **IRS** **82** **12** **15%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 14.6%	12 / 14.6%	10 / 12.2%	2 / 2.4%
Mean / Median Ratio of Sales:	101.16% / 100.16%	101.16% / 100.16%	98.73% / 99.34%	113.34% / 113.34%
Count of Properties Listed:	12	12	10	2
Ratio of SalePrice / ListPrice:	98%	98%	99%	90%
Average 'Days On Market':	57	57	69	0

Qualified Conventional

Count / Pct of Sales:	12 / 14.6%	12 / 14.6%	10 / 12.2%	2 / 2.4%
Mean / Median Ratio of Sales:	101.16% / 100.16%	101.16% / 100.16%	98.73% / 99.34%	113.34% / 113.34%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12813 GADDY SOUTH ADDITION

AKJ

1

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12815	THE COTTAGES PHASE 1	SEL	93	9	10%
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 9.7%	9 / 9.7%	6 / 6.5%	3 / 3.2%	
Mean / Median Ratio of Sales:	98.26% / 100.05%	98.26% / 100.05%	97.81% / 100.15%	99.15% / 98.92%	
Count of Properties Listed:	8	8	5	3	
Ratio of SalePrice / ListPrice:	96%	96%	95%	97%	
Average 'Days On Market':	66	66	47	97	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 9.7%	9 / 9.7%	6 / 6.5%	3 / 3.2%	
Mean / Median Ratio of Sales:	98.26% / 100.05%	98.26% / 100.05%	97.81% / 100.15%	99.15% / 98.92%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$497,248

Average Current Yr Appr Val: \$499,858

Prev to Curr Pct Change: 0.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12817 WYNDHAM RIDGE JEV 120 11 9%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 9.2%	11 / 9.2%	9 / 7.5%	2 / 1.7%
Mean / Median Ratio of Sales:	99.11% / 99.86%	99.11% / 99.86%	100.12% / 100.4%	94.55% / 94.55%
Count of Properties Listed:	11	11	9	2
Ratio of SalePrice / ListPrice:	93%	93%	92%	99%
Average 'Days On Market':	40	40	38	51

Qualified Conventional

Count / Pct of Sales:	11 / 9.2%	11 / 9.2%	9 / 7.5%	2 / 1.7%
Mean / Median Ratio of Sales:	99.11% / 99.86%	99.11% / 99.86%	100.12% / 100.4%	94.55% / 94.55%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$417,710

Average Current Yr Appr Val: \$411,500

Prev to Curr Pct Change: -1.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12820	TILLAGE FARMS PHASE 1	IRS	322	67	21%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		67 / 20.8%	65 / 20.2%	43 / 13.4%	24 / 7.5%
Mean / Median Ratio of Sales:		97.48% / 97.9%	97.24% / 97.9%	95.87% / 97.41%	100.35% / 100.31%
Count of Properties Listed:		58	56	34	24
Ratio of SalePrice / ListPrice:		97%	97%	98%	97%
Average 'Days On Market':		15	14	13	19
<u>Qualified Conventional</u>					
Count / Pct of Sales:		67 / 20.8%	65 / 20.2%	43 / 13.4%	24 / 7.5%
Mean / Median Ratio of Sales:		97.48% / 97.9%	97.24% / 97.9%	95.87% / 97.41%	100.35% / 100.31%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$201,753 Average Current Yr Appr Val: \$182,706 Prev to Curr Pct Change: -9.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12825 PINNACLE ESTATES

GSO

2

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12826 **MURRAY MANOR ESTATES** **VLH** **22** **7** **32%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 31.8%	7 / 31.8%	5 / 22.7%	2 / 9.1%
Mean / Median Ratio of Sales:	101.52% / 100.21%	101.52% / 100.21%	100.4% / 99.93%	104.32% / 104.32%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	100%	100%	101%	99%
Average 'Days On Market':	173	173	174	170

Qualified Conventional

Count / Pct of Sales:	7 / 31.8%	7 / 31.8%	5 / 22.7%	2 / 9.1%
Mean / Median Ratio of Sales:	101.52% / 100.21%	101.52% / 100.21%	100.4% / 99.93%	104.32% / 104.32%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$360,000

Average Current Yr Appr Val: \$400,214

Prev to Curr Pct Change: 11.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12828 **SUR LE LAC** **EJG** **40** **6** **15%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 15.0%	6 / 15.0%	4 / 10.0%	2 / 5.0%
Mean / Median Ratio of Sales:	99.73% / 100.28%	99.73% / 100.28%	99.95% / 101.42%	99.29% / 99.29%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	97%	97%	94%	100%
Average 'Days On Market':	71	71	143	0

Qualified Conventional

Count / Pct of Sales:	6 / 15.0%	6 / 15.0%	4 / 10.0%	2 / 5.0%
Mean / Median Ratio of Sales:	99.73% / 100.28%	99.73% / 100.28%	99.95% / 101.42%	99.29% / 99.29%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,409,209

Average Current Yr Appr Val: \$1,512,391

Prev to Curr Pct Change: 7.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12830

KSH ADDITION

VLH

2

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$89,080

Average Current Yr Appr Val: \$184,924

Prev to Curr Pct Change: 107.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12843	PRESERVE AT HONEY CREEK PHASE 6	LAK	90	36	40%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	36 / 40.0%	36 / 40.0%	19 / 21.1%	17 / 18.9%
Mean / Median Ratio of Sales:	100.09% / 99.83%	100.09% / 99.83%	99.19% / 99.62%	101.08% / 99.88%
Count of Properties Listed:	31	31	15	16
Ratio of SalePrice / ListPrice:	93%	93%	91%	95%
Average 'Days On Market':	13	13	13	13

Qualified Conventional

Count / Pct of Sales:	36 / 40.0%	36 / 40.0%	19 / 21.1%	17 / 18.9%
Mean / Median Ratio of Sales:	100.09% / 99.83%	100.09% / 99.83%	99.19% / 99.62%	101.08% / 99.88%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12846	GREENWAY PHASE 4 ADDITION	SEL	34	9	26%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 26.5%	8 / 23.5%	2 / 5.9%	7 / 20.6%
Mean / Median Ratio of Sales:	99.69% / 98.8%	97.72% / 98.66%	98.48% / 98.48%	100.04% / 100.95%
Count of Properties Listed:	7	6	1	6
Ratio of SalePrice / ListPrice:	94%	94%	94%	94%
Average 'Days On Market':	55	43	9	63

Qualified Conventional

Count / Pct of Sales:	9 / 26.5%	8 / 23.5%	2 / 5.9%	7 / 20.6%
Mean / Median Ratio of Sales:	99.69% / 98.8%	97.72% / 98.66%	98.48% / 98.48%	100.04% / 100.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12849	GREENWAY PHASE 3 ADDITION	SEL	62	8	13%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	8 / 12.9%	7 / 11.3%	5 / 8.1%	3 / 4.8%
Mean / Median Ratio of Sales:	100.75% / 100.23%	100.46% / 99.5%	98.51% / 98.89%	104.47% / 102.74%
Count of Properties Listed:	8	7	5	3
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	92	86	88	101
<u>Qualified Conventional</u>				
Count / Pct of Sales:	8 / 12.9%	7 / 11.3%	5 / 8.1%	3 / 4.8%
Mean / Median Ratio of Sales:	100.75% / 100.23%	100.46% / 99.5%	98.51% / 98.89%	104.47% / 102.74%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$625,641

Average Current Yr Appr Val: \$626,975

Prev to Curr Pct Change: 0.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1285

BLOOMDALE FARMS

JEV

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$130,680

Average Current Yr Appr Val: \$130,680

Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12857

ROLLING RIDGE

CLP

1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:1/1/2024 thru 8/31/2024

Prior Year Date Range:1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12874	BLACKWELL ESTATES	SBR	1		
Mkt Cd:					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$70,000
 Average Current Yr Appr Val: \$70,000
 Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12883	WILSON CREEK MEADOWS WEST PHASE 1	SEL	151	30	20%
Mkt Cd:					
				</	

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12895	BARRATT LAKE ESTATES	GSO	6	1	17%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 16.7%	1 / 16.7%	/	1 / 16.7%
Mean / Median Ratio of Sales:	99.91% / 99.91%	99.91% / 99.91%	% / %	99.91% / 99.91%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	99%	99%	%	99%
Average 'Days On Market':	121	121		121
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 16.7%	1 / 16.7%	/	1 / 16.7%
Mean / Median Ratio of Sales:	99.91% / 99.91%	99.91% / 99.91%	% / %	99.91% / 99.91%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12897

PARKS AT WILSON CREEK PHASE 1

SEL

284

92

32%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

92 / 32.4%

88 / 31.0%

41 / 14.4%

51 / 18.0%

Mean / Median Ratio of Sales:

100.75% / 100.66%

100.39% / 100.4%

101.25% / 102.07%

100.35% / 100.15%

Count of Properties Listed:

91

87

40

51

Ratio of SalePrice / ListPrice:

97%

97%

97%

96%

Average 'Days On Market':

78

80

68

85

Qualified Conventional

Count / Pct of Sales:

92 / 32.4%

88 / 31.0%

41 / 14.4%

51 / 18.0%

Mean / Median Ratio of Sales:

100.75% / 100.66%

100.39% / 100.4%

101.25% / 102.07%

100.35% / 100.15%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$598,913

Average Current Yr Appr Val: \$620,285

Prev to Curr Pct Change:

3.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12899 PRESERVE AT HONEY CREEK PHASE 7 LAK 83 39 47%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	39 / 47.0%	39 / 47.0%	35 / 42.2%	4 / 4.8%
Mean / Median Ratio of Sales:	99.05% / 99.92%	99.05% / 99.92%	99.46% / 100.19%	95.45% / 92.77%
Count of Properties Listed:	37	37	33	4
Ratio of SalePrice / ListPrice:	96%	96%	96%	94%
Average 'Days On Market':	12	12	12	11

Qualified Conventional

Count / Pct of Sales:	39 / 47.0%	39 / 47.0%	35 / 42.2%	4 / 4.8%
Mean / Median Ratio of Sales:	99.05% / 99.92%	99.05% / 99.92%	99.46% / 100.19%	95.45% / 92.77%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12901	DOYLE/CULLEOKA #3 TOWER SITE LOTS 1 & 2 BLOCK A	IRS	1		
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$114,770
 Average Current Yr Appr Val: \$114,770
 Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12902

LOTS 1 & 2 BLOCK A COLLINS ET

SDH

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$100,000

Average Current Yr Appr Val: \$100,000

Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12907

FACUNDO ADDITION

NSH

1

1

100%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 100.0%	/	/	1 / 100.0%
Mean / Median Ratio of Sales:	100.01% / 100.01%	% / %	% / %	100.01% / 100.01%
Count of Properties Listed:	1			1
Ratio of SalePrice / ListPrice:	98%	%	%	98%
Average 'Days On Market':	23			23
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 100.0%	/	/	1 / 100.0%
Mean / Median Ratio of Sales:	100.01% / 100.01%	% / %	% / %	100.01% / 100.01%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$102,184

Average Current Yr Appr Val: \$605,074

Prev to Curr Pct Change: 492.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12912 NORTH CREEK ESTATES PHASE 1 JEV 101 4 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.0%	4 / 4.0%	4 / 4.0%	/
Mean / Median Ratio of Sales:	107.33% / 101.16%	107.33% / 101.16%	107.33% / 101.16%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	116	116	116	

Qualified Conventional

Count / Pct of Sales:	4 / 4.0%	4 / 4.0%	4 / 4.0%	/
Mean / Median Ratio of Sales:	107.33% / 101.16%	107.33% / 101.16%	107.33% / 101.16%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$677,209

Average Current Yr Appr Val: \$694,061

Prev to Curr Pct Change: 2.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12921 HERITAGE CREEKSIDE WEST PHASE 2 DMR 33 14 42%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	14 / 42.4%	14 / 42.4%	11 / 33.3%	3 / 9.1%
Mean / Median Ratio of Sales:	100.64% / 99.8%	100.64% / 99.8%	100.21% / 99.65%	102.19% / 104.44%
Count of Properties Listed:	14	14	11	3
Ratio of SalePrice / ListPrice:	96%	96%	96%	97%
Average 'Days On Market':	81	81	67	132

Qualified Conventional

Count / Pct of Sales:	14 / 42.4%	14 / 42.4%	11 / 33.3%	3 / 9.1%
Mean / Median Ratio of Sales:	100.64% / 99.8%	100.64% / 99.8%	100.21% / 99.65%	102.19% / 104.44%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12928 **MANORS AT WOODBRIDGE** **JKF** **89** **8** **9%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 9.0%	7 / 7.9%	6 / 6.7%	2 / 2.2%
Mean / Median Ratio of Sales:	99.12% / 100.26%	98.99% / 100.31%	98.78% / 100.62%	100.12% / 100.12%
Count of Properties Listed:	7	6	5	2
Ratio of SalePrice / ListPrice:	97%	97%	96%	98%
Average 'Days On Market':	339	256	273	503

Qualified Conventional

Count / Pct of Sales:	8 / 9.0%	7 / 7.9%	6 / 6.7%	2 / 2.2%
Mean / Median Ratio of Sales:	99.12% / 100.26%	98.99% / 100.31%	98.78% / 100.62%	100.12% / 100.12%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$517,462

Average Current Yr Appr Val: \$533,113

Prev to Curr Pct Change: 3.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12930 WOODS AT LINDSEY PLACE PHASE 1, THE LHR 214 42 20%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	42 / 19.6%	42 / 19.6%	39 / 18.2%	3 / 1.4%
Mean / Median Ratio of Sales:	100.07% / 100.13%	100.07% / 100.13%	100.34% / 100.15%	96.6% / 96.28%
Count of Properties Listed:	41	41	38	3
Ratio of SalePrice / ListPrice:	95%	95%	94%	98%
Average 'Days On Market':	100	100	102	77

Qualified Conventional

Count / Pct of Sales:	42 / 19.6%	42 / 19.6%	39 / 18.2%	3 / 1.4%
Mean / Median Ratio of Sales:	100.07% / 100.13%	100.07% / 100.13%	100.34% / 100.15%	96.6% / 96.28%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$344,131

Average Current Yr Appr Val: \$353,343

Prev to Curr Pct Change: 2.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12935 CAMBRIDGE CROSSING PHASE THREE SEL 213 41 19%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	41 / 19.2%	41 / 19.2%	23 / 10.8%	18 / 8.5%
Mean / Median Ratio of Sales:	100.51% / 99.8%	100.51% / 99.8%	100.16% / 99.8%	100.95% / 100.54%
Count of Properties Listed:	36	36	18	18
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	35	35	46	25

Qualified Conventional

Count / Pct of Sales:	41 / 19.2%	41 / 19.2%	23 / 10.8%	18 / 8.5%
Mean / Median Ratio of Sales:	100.51% / 99.8%	100.51% / 99.8%	100.16% / 99.8%	100.95% / 100.54%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$658,799

Average Current Yr Appr Val: \$681,419

Prev to Curr Pct Change: 3.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12944 CREEK POINTE ESTATES

KLC

4

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12948 PAINTED TREE VILLAGE SOUTH PHASE 1 LAK 93 9 10%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 9.7%	9 / 9.7%	4 / 4.3%	5 / 5.4%
Mean / Median Ratio of Sales:	99.84% / 100.37%	99.84% / 100.37%	97.84% / 99.27%	101.43% / 101.18%
Count of Properties Listed:	7	7	2	5
Ratio of SalePrice / ListPrice:	93%	93%	96%	92%
Average 'Days On Market':	83	83	41	100

Qualified Conventional

Count / Pct of Sales:	9 / 9.7%	9 / 9.7%	4 / 4.3%	5 / 5.4%
Mean / Median Ratio of Sales:	99.84% / 100.37%	99.84% / 100.37%	97.84% / 99.27%	101.43% / 101.18%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$553,574

Average Current Yr Appr Val: \$561,301

Prev to Curr Pct Change: 1.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12951 VILLAGE ON MAIN STREET - NORMANDY 55S KMG 28 11 39%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 39.3%	10 / 35.7%	7 / 25.0%	4 / 14.3%
Mean / Median Ratio of Sales:	99.72% / 100.43%	99.55% / 100.02%	100.71% / 101.55%	97.99% / 99.8%
Count of Properties Listed:	10	9	6	4
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	91	87	100	78

Qualified Conventional

Count / Pct of Sales:	11 / 39.3%	10 / 35.7%	7 / 25.0%	4 / 14.3%
Mean / Median Ratio of Sales:	99.72% / 100.43%	99.55% / 100.02%	100.71% / 101.55%	97.99% / 99.8%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12951-40 VILLAGE ON MAIN STREET - NORMANDY40S KMG 31 9 29%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 29.0%	9 / 29.0%	8 / 25.8%	1 / 3.2%
Mean / Median Ratio of Sales:	100.9% / 99.99%	100.9% / 99.99%	99.83% / 99.9%	109.42% / 109.42%
Count of Properties Listed:	9	9	8	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	100%
Average 'Days On Market':	84	84	89	51

Qualified Conventional

Count / Pct of Sales:	9 / 29.0%	9 / 29.0%	8 / 25.8%	1 / 3.2%
Mean / Median Ratio of Sales:	100.9% / 99.99%	100.9% / 99.99%	99.83% / 99.9%	109.42% / 109.42%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12951TH VILLAGE ON MAIN STREET TOWNHOMES KMG 51 27 53%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	27 / 52.9%	23 / 45.1%	15 / 29.4%	12 / 23.5%
Mean / Median Ratio of Sales:	98.09% / 98.03%	97.14% / 96.7%	94.9% / 94.61%	102.09% / 101.84%
Count of Properties Listed:	27	23	15	12
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	88	92	98	74

Qualified Conventional

Count / Pct of Sales:	27 / 52.9%	23 / 45.1%	15 / 29.4%	12 / 23.5%
Mean / Median Ratio of Sales:	98.09% / 98.03%	97.14% / 96.7%	94.9% / 94.61%	102.09% / 101.84%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12956	LAKEHAVEN PHASE 1	JRP	161	54	34%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	53 / 32.9%	53 / 32.9%	49 / 30.4%	5 / 3.1%
Mean / Median Ratio of Sales:	99.7% / 100.11%	99.46% / 100.06%	99.13% / 99.44%	102.82% / 103.14%
Count of Properties Listed:	53	53	49	5
Ratio of SalePrice / ListPrice:	95%	95%	95%	94%
Average 'Days On Market':	263	258	270	137
<u>Qualified Conventional</u>				
Count / Pct of Sales:	53 / 32.9%	53 / 32.9%	49 / 30.4%	5 / 3.1%
Mean / Median Ratio of Sales:	99.7% / 100.11%	99.46% / 100.06%	99.13% / 99.44%	102.82% / 103.14%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$309,782

Average Current Yr Appr Val: \$318,856

Prev to Curr Pct Change: 2.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12963	PAINTED TREE TOWNHOMES PHASE 1	LAK	52	17	33%
Mkt Cd:					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	17 / 32.7%	16 / 30.8%	11 / 21.2%	6 / 11.5%	
Mean / Median Ratio of Sales:	94.84% / 93.4%	94.44% / 93.04%	92% / 91.38%	100.04% / 99.61%	
Count of Properties Listed:	16	15	10	6	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	104	105	104	104	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	17 / 32.7%	16 / 30.8%	11 / 21.2%	6 / 11.5%	
Mean / Median Ratio of Sales:	94.84% / 93.4%	94.44% / 93.04%	92% / 91.38%	100.04% / 99.61%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$479,237
 Average Current Yr Appr Val: \$433,453
 Prev to Curr Pct Change: -9.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12968

LIBERTY SOUTH

KAB

37

13

35%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	13 / 35.1%	12 / 32.4%	8 / 21.6%	5 / 13.5%
Mean / Median Ratio of Sales:	99.89% / 99.75%	99.84% / 99.66%	98.42% / 99.2%	102.25% / 102.09%
Count of Properties Listed:	13	12	8	5
Ratio of SalePrice / ListPrice:	96%	96%	97%	95%
Average 'Days On Market':	114	111	90	153
<u>Qualified Conventional</u>				
Count / Pct of Sales:	13 / 35.1%	12 / 32.4%	8 / 21.6%	5 / 13.5%
Mean / Median Ratio of Sales:	99.89% / 99.75%	99.84% / 99.66%	98.42% / 99.2%	102.25% / 102.09%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$651,847

Average Current Yr Appr Val: \$612,159

Prev to Curr Pct Change: -6.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S12969	BROOKSIDE, PHASE 3	SBR	8	8	100%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	8 / 100.0%	8 / 100.0%	7 / 87.5%	1 / 12.5%	
Mean / Median Ratio of Sales:	99.82% / 99.89%	99.82% / 99.89%	99.62% / 99.74%	101.26% / 101.26%	
Count of Properties Listed:	8	8	7	1	
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%	
Average 'Days On Market':	169	169	154	277	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	8 / 100.0%	8 / 100.0%	7 / 87.5%	1 / 12.5%	
Mean / Median Ratio of Sales:	99.82% / 99.89%	99.82% / 99.89%	99.62% / 99.74%	101.26% / 101.26%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12974 PAINTED TREE VILLAGE NORTH PHASE 1A LAK 218 51 23%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	51 / 23.4%	51 / 23.4%	31 / 14.2%	20 / 9.2%
Mean / Median Ratio of Sales:	94.66% / 94.58%	94.66% / 94.58%	92.52% / 93.97%	97.99% / 99.99%
Count of Properties Listed:	42	42	23	19
Ratio of SalePrice / ListPrice:	94%	94%	93%	95%
Average 'Days On Market':	188	188	148	236

Qualified Conventional

Count / Pct of Sales:	51 / 23.4%	51 / 23.4%	31 / 14.2%	20 / 9.2%
Mean / Median Ratio of Sales:	94.66% / 94.58%	94.66% / 94.58%	92.52% / 93.97%	97.99% / 99.99%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$637,637

Average Current Yr Appr Val: \$594,075

Prev to Curr Pct Change: -6.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12975 COLLEGE STREET MANO LLN 21 14 67%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	14 / 66.7%	13 / 61.9%	7 / 33.3%	7 / 33.3%
Mean / Median Ratio of Sales:	94.32% / 92.73%	93.71% / 92.73%	87.93% / 89.37%	100.72% / 103.62%
Count of Properties Listed:	12	11	5	7
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	126	125	124	128

Qualified Conventional

Count / Pct of Sales:	14 / 66.7%	13 / 61.9%	7 / 33.3%	7 / 33.3%
Mean / Median Ratio of Sales:	94.32% / 92.73%	93.71% / 92.73%	87.93% / 89.37%	100.72% / 103.62%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$699,491

Average Current Yr Appr Val: \$656,177

Prev to Curr Pct Change: -6.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12979 COLLIN CREEK SINGLE FAMILY BLOCK A-L COLLIN CREEK LEM 70 10 14%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 14.3%	9 / 12.9%	/	10 / 14.3%
Mean / Median Ratio of Sales:	100.12% / 99.89%	100.49% / 100.19%	% / %	100.12% / 99.89%
Count of Properties Listed:	10	9		10
Ratio of SalePrice / ListPrice:	94%	94%	%	94%
Average 'Days On Market':	66	67		66

Qualified Conventional

Count / Pct of Sales:	10 / 14.3%	9 / 12.9%	/	10 / 14.3%
Mean / Median Ratio of Sales:	100.12% / 99.89%	100.49% / 100.19%	% / %	100.12% / 99.89%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12990 PAINTED TREE EAST SHOWCASE LOTS LAK 20 4 20%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 20.0%	4 / 20.0%	3 / 15.0%	1 / 5.0%
Mean / Median Ratio of Sales:	99.89% / 100.09%	99.89% / 100.09%	102.65% / 103.24%	91.6% / 91.6%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%
Average 'Days On Market':	63	63	92	4

Qualified Conventional

Count / Pct of Sales:	4 / 20.0%	4 / 20.0%	3 / 15.0%	1 / 5.0%
Mean / Median Ratio of Sales:	99.89% / 100.09%	99.89% / 100.09%	102.65% / 103.24%	91.6% / 91.6%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$631,840

Average Current Yr Appr Val: \$964,283

Prev to Curr Pct Change: 52.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12991

LIGHT FARMS THE GRAHAM NEIGHBORHOOD PHASE 3

KAB

42

5

12%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	5 / 11.9%	5 / 11.9%	5 / 11.9%	/
Mean / Median Ratio of Sales:	95.77% / 97.37%	95.77% / 97.37%	95.77% / 97.37%	% / %
Count of Properties Listed:	4	4	4	
Ratio of SalePrice / ListPrice:	95%	95%	95%	%
Average 'Days On Market':	51	51	51	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	5 / 11.9%	5 / 11.9%	5 / 11.9%	/
Mean / Median Ratio of Sales:	95.77% / 97.37%	95.77% / 97.37%	95.77% / 97.37%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12992 LIGHT FARMS THE REAGAN NEIGHBORHOOD **KAB** **5** **2** **40%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 40.0%	2 / 40.0%	1 / 20.0%	1 / 20.0%
Mean / Median Ratio of Sales:	98.94% / 98.94%	98.94% / 98.94%	103.33% / 103.33%	94.55% / 94.55%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	90%	90%	91%	88%
Average 'Days On Market':	53	53	17	90

Qualified Conventional

Count / Pct of Sales:	2 / 40.0%	2 / 40.0%	1 / 20.0%	1 / 20.0%
Mean / Median Ratio of Sales:	98.94% / 98.94%	98.94% / 98.94%	103.33% / 103.33%	94.55% / 94.55%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S12993 INSPIRATION AT CRAIG RANCH EGM 15 1 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 6.7%	/	/	1 / 6.7%
Mean / Median Ratio of Sales:	99.72% / 99.72%	% / %	% / %	99.72% / 99.72%
Count of Properties Listed:	1			1
Ratio of SalePrice / ListPrice:	91%	%	%	91%
Average 'Days On Market':	36			36

Qualified Conventional

Count / Pct of Sales:	1 / 6.7%	/	/	1 / 6.7%
Mean / Median Ratio of Sales:	99.72% / 99.72%	% / %	% / %	99.72% / 99.72%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13001

PINEWOOD R D RANCH

3

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$72,465

Average Current Yr Appr Val: \$106,655

Prev to Curr Pct Change: 47.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13005 HENDRICK ESTATES

GSO

3

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13007 CAPITOL HILL NSH 11 6 55%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 54.5%	5 / 45.5%	5 / 45.5%	1 / 9.1%
Mean / Median Ratio of Sales:	96.32% / 99.38%	100.5% / 99.85%	100.5% / 99.85%	75.38% / 75.38%
Count of Properties Listed:	6	5	5	1
Ratio of SalePrice / ListPrice:	219%	244%	244%	93%
Average 'Days On Market':	19	15	15	42

Qualified Conventional

Count / Pct of Sales:	6 / 54.5%	5 / 45.5%	5 / 45.5%	1 / 9.1%
Mean / Median Ratio of Sales:	96.32% / 99.38%	100.5% / 99.85%	100.5% / 99.85%	75.38% / 75.38%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1302 **TOWNHOUSE** **DNB** **57** **3** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 5.3%	3 / 5.3%	2 / 3.5%	1 / 1.8%
Mean / Median Ratio of Sales:	102.99% / 99.82%	102.99% / 99.82%	104.58% / 104.58%	99.82% / 99.82%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	101%	101%	102%	98%
Average 'Days On Market':	9	9	5	18

Qualified Conventional

Count / Pct of Sales:	3 / 5.3%	3 / 5.3%	2 / 3.5%	1 / 1.8%
Mean / Median Ratio of Sales:	102.99% / 99.82%	102.99% / 99.82%	104.58% / 104.58%	99.82% / 99.82%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$258,619

Average Current Yr Appr Val: \$266,108

Prev to Curr Pct Change: 2.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13021 ESTATES AT STACY CROSSING EGM 76 12 16%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	12 / 15.8%	11 / 14.5%	9 / 11.8%	3 / 3.9%
Mean / Median Ratio of Sales:	100.82% / 100.26%	101.22% / 100.31%	101.35% / 100.22%	99.22% / 100.31%
Count of Properties Listed:	10	9	8	2
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%
Average 'Days On Market':	124	135	134	86

Qualified Conventional

Count / Pct of Sales:	12 / 15.8%	11 / 14.5%	9 / 11.8%	3 / 3.9%
Mean / Median Ratio of Sales:	100.82% / 100.26%	101.22% / 100.31%	101.35% / 100.22%	99.22% / 100.31%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$748,277

Average Current Yr Appr Val: \$820,491

Prev to Curr Pct Change: 9.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13025	HIGHLAND LAKES PHASE 1	JEV	195	24	12%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	24 / 12.3%	23 / 11.8%	10 / 5.1%	14 / 7.2%	
Mean / Median Ratio of Sales:	97.63% / 98.67%	97.32% / 98.49%	97.57% / 97.17%	97.67% / 99.02%	
Count of Properties Listed:	19	18	8	11	
Ratio of SalePrice / ListPrice:	96%	96%	97%	95%	
Average 'Days On Market':	339	321	367	318	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	24 / 12.3%	23 / 11.8%	10 / 5.1%	14 / 7.2%	
Mean / Median Ratio of Sales:	97.63% / 98.67%	97.32% / 98.49%	97.57% / 97.17%	97.67% / 99.02%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$664,554 Average Current Yr Appr Val: \$632,397 Prev to Curr Pct Change: -4.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13033

HENBEST ADDITION

LHR

1

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$128,370

Average Current Yr Appr Val: \$121,952

Prev to Curr Pct Change: -5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13034	ELEVON SECTION 2 PHASE 2B-1	CLP	79	32	41%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	32 / 40.5%	29 / 36.7%	15 / 19.0%	17 / 21.5%	
Mean / Median Ratio of Sales:	99.82% / 99.89%	99.28% / 98.5%	97.66% / 97%	101.73% / 101.54%	
Count of Properties Listed:	30	27	14	16	
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%	
Average 'Days On Market':	144	145	148	141	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	32 / 40.5%	29 / 36.7%	15 / 19.0%	17 / 21.5%	
Mean / Median Ratio of Sales:	99.82% / 99.89%	99.28% / 98.5%	97.66% / 97%	101.73% / 101.54%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$427,000
 Average Current Yr Appr Val: \$416,969
 Prev to Curr Pct Change: -2.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13035 **ELEVON SECTION 2 PHASE 2A** **CLP** **108** **52** **48%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	52 / 48.1%	47 / 43.5%	24 / 22.2%	28 / 25.9%
Mean / Median Ratio of Sales:	99.62% / 99.68%	99.66% / 99.67%	98.48% / 98.86%	100.6% / 100.23%
Count of Properties Listed:	51	46	24	27
Ratio of SalePrice / ListPrice:	96%	96%	96%	97%
Average 'Days On Market':	96	100	109	85

Qualified Conventional

Count / Pct of Sales:	52 / 48.1%	47 / 43.5%	24 / 22.2%	28 / 25.9%
Mean / Median Ratio of Sales:	99.62% / 99.68%	99.66% / 99.67%	98.48% / 98.86%	100.6% / 100.23%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13040

CRAZY 8 ACRES

EGM

3

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$114,498

Average Current Yr Appr Val: \$135,529

Prev to Curr Pct Change: 18.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13049 PAINTED TREE EAST LAKESIDE NORTH PHASE 1 LAK 92 14 15%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	14 / 15.2%	11 / 12.0%	5 / 5.4%	9 / 9.8%
Mean / Median Ratio of Sales:	100.92% / 100.17%	100.2% / 98.74%	99.14% / 96.59%	101.91% / 105.86%
Count of Properties Listed:	12	9	3	9
Ratio of SalePrice / ListPrice:	98%	99%	97%	99%
Average 'Days On Market':	56	66	66	53

Qualified Conventional

Count / Pct of Sales:	14 / 15.2%	11 / 12.0%	5 / 5.4%	9 / 9.8%
Mean / Median Ratio of Sales:	100.92% / 100.17%	100.2% / 98.74%	99.14% / 96.59%	101.91% / 105.86%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13050	HONEY CREEK ADDITION, PHASE 1	LAK	123	31	25%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	31 / 25.2%	31 / 25.2%	20 / 16.3%	11 / 8.9%
Mean / Median Ratio of Sales:	100.57% / 99.98%	100.57% / 99.98%	100.49% / 100.57%	100.72% / 99.9%
Count of Properties Listed:	29	29	18	11
Ratio of SalePrice / ListPrice:	95%	95%	95%	94%
Average 'Days On Market':	23	23	22	25

Qualified Conventional

Count / Pct of Sales:	31 / 25.2%	31 / 25.2%	20 / 16.3%	11 / 8.9%
Mean / Median Ratio of Sales:	100.57% / 99.98%	100.57% / 99.98%	100.49% / 100.57%	100.72% / 99.9%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:	Average Current Yr Appr Val:	Prev to Curr Pct Change:	%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13052	MALABAR HILL	JEV	6	1	17%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 16.7%	1 / 16.7%	/	1 / 16.7%
Mean / Median Ratio of Sales:	99.86% / 99.86%	99.86% / 99.86%	% / %	99.86% / 99.86%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	105	105		105

Qualified Conventional

Count / Pct of Sales:	1 / 16.7%	1 / 16.7%	/	1 / 16.7%
Mean / Median Ratio of Sales:	99.86% / 99.86%	99.86% / 99.86%	% / %	99.86% / 99.86%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13061	VILLAGES OF HURRICANE CREEK, THE - PHASE 2	NSH	51	22	43%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	22 / 43.1%	20 / 39.2%	6 / 11.8%	16 / 31.4%
Mean / Median Ratio of Sales:	98.76% / 100.17%	98.98% / 101.55%	96.6% / 100.41%	99.57% / 100.17%
Count of Properties Listed:	18	16	5	13
Ratio of SalePrice / ListPrice:	95%	95%	97%	95%
Average 'Days On Market':	21	19	21	21
<u>Qualified Conventional</u>				
Count / Pct of Sales:	22 / 43.1%	20 / 39.2%	6 / 11.8%	16 / 31.4%
Mean / Median Ratio of Sales:	98.76% / 100.17%	98.98% / 101.55%	96.6% / 100.41%	99.57% / 100.17%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13066	ELEVON SECTION 2 PHASE 2C	CLP	143	85	59%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	85 / 59.4%	71 / 49.7%	44 / 30.8%	41 / 28.7%	
Mean / Median Ratio of Sales:	97.43% / 97.55%	96.87% / 97.17%	95.24% / 95.48%	99.77% / 99.97%	
Count of Properties Listed:	85	71	44	41	
Ratio of SalePrice / ListPrice:	94%	94%	94%	94%	
Average 'Days On Market':	62	65	67	56	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	85 / 59.4%	71 / 49.7%	44 / 30.8%	41 / 28.7%	
Mean / Median Ratio of Sales:	97.43% / 97.55%	96.87% / 97.17%	95.24% / 95.48%	99.77% / 99.97%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$334,538
 Average Current Yr Appr Val: \$322,000
 Prev to Curr Pct Change: -3.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13078	PAINTED TREE LAKESIDE SOUTH PHASE 1A	LAK	62	8	13%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 12.9%	8 / 12.9%	2 / 3.2%	6 / 9.7%
Mean / Median Ratio of Sales:	100.23% / 100.09%	100.23% / 100.09%	99.63% / 99.63%	100.44% / 100.09%
Count of Properties Listed:	6	6	1	5
Ratio of SalePrice / ListPrice:	94%	94%	95%	94%
Average 'Days On Market':	91	91	90	91

Qualified Conventional

Count / Pct of Sales:	8 / 12.9%	8 / 12.9%	2 / 3.2%	6 / 9.7%
Mean / Median Ratio of Sales:	100.23% / 100.09%	100.23% / 100.09%	99.63% / 99.63%	100.44% / 100.09%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13079 PAINTED TREE LAKESIDE SOUTH PHASE 1B LAK 1 1 100%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 100.0%	1 / 100.0%	/	1 / 100.0%
Mean / Median Ratio of Sales:	99.74% / 99.74%	99.74% / 99.74%	% / %	99.74% / 99.74%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	99%	99%	%	99%
Average 'Days On Market':	11	11		11

Qualified Conventional

Count / Pct of Sales:	1 / 100.0%	1 / 100.0%	/	1 / 100.0%
Mean / Median Ratio of Sales:	99.74% / 99.74%	99.74% / 99.74%	% / %	99.74% / 99.74%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13081 **ELEVON SECTION 2 PHASE 2D** **CLP** **44** **9** **20%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 20.5%	9 / 20.5%	5 / 11.4%	4 / 9.1%
Mean / Median Ratio of Sales:	99.06% / 100.23%	99.06% / 100.23%	95.94% / 92.99%	102.96% / 101.7%
Count of Properties Listed:	9	9	5	4
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	113	113	97	132

Qualified Conventional

Count / Pct of Sales:	9 / 20.5%	9 / 20.5%	5 / 11.4%	4 / 9.1%
Mean / Median Ratio of Sales:	99.06% / 100.23%	99.06% / 100.23%	95.94% / 92.99%	102.96% / 101.7%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13087	LAKEHAVEN PHASE 2	JRP	279	168	60%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	168 / 60.2%	166 / 59.5%	122 / 43.7%	46 / 16.5%
Mean / Median Ratio of Sales:	98.49% / 98.63%	98.46% / 98.51%	97.93% / 97.76%	99.98% / 99.66%
Count of Properties Listed:	163	161	118	45
Ratio of SalePrice / ListPrice:	94%	94%	94%	95%
Average 'Days On Market':	198	199	227	120
<u>Qualified Conventional</u>				
Count / Pct of Sales:	168 / 60.2%	166 / 59.5%	122 / 43.7%	46 / 16.5%
Mean / Median Ratio of Sales:	98.49% / 98.63%	98.46% / 98.51%	97.93% / 97.76%	99.98% / 99.66%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13093	CYPRESS CREEK WEST	SLW	50	30	60%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	30 / 60.0%	27 / 54.0%	13 / 26.0%	17 / 34.0%
Mean / Median Ratio of Sales:	99.47% / 99.38%	99.44% / 99.21%	98.82% / 98.07%	99.97% / 100.1%
Count of Properties Listed:	30	27	13	17
Ratio of SalePrice / ListPrice:	96%	96%	97%	95%
Average 'Days On Market':	95	103	84	103
<u>Qualified Conventional</u>				
Count / Pct of Sales:	30 / 60.0%	27 / 54.0%	13 / 26.0%	17 / 34.0%
Mean / Median Ratio of Sales:	99.47% / 99.38%	99.44% / 99.21%	98.82% / 98.07%	99.97% / 100.1%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13096 HERITAGE GROVE ADDITION EGM 10 2 20%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 20.0%	2 / 20.0%	1 / 10.0%	1 / 10.0%
Mean / Median Ratio of Sales:	101.97% / 101.97%	101.97% / 101.97%	104.17% / 104.17%	99.77% / 99.77%
Count of Properties Listed:	1	1	1	0
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	88	88	88	

Qualified Conventional

Count / Pct of Sales:	2 / 20.0%	2 / 20.0%	1 / 10.0%	1 / 10.0%
Mean / Median Ratio of Sales:	101.97% / 101.97%	101.97% / 101.97%	104.17% / 104.17%	99.77% / 99.77%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1310	BENT TREE GABLES	STN	108	6	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 3.7%	4 / 3.7%	3 / 2.8%	1 / 0.9%	
Mean / Median Ratio of Sales:	100.12% / 100.75%	100.12% / 100.75%	101.18% / 101.51%	96.92% / 96.92%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%	
Average 'Days On Market':	14	14	17	5	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 3.7%	4 / 3.7%	3 / 2.8%	1 / 0.9%	
Mean / Median Ratio of Sales:	100.12% / 100.75%	100.12% / 100.75%	101.18% / 101.51%	96.92% / 96.92%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	2 / 1.9%	1 / 0.9%	1 / 0.9%	1 / 0.9%	
Mean / Median Ratio of Sales:	118.08% / 118.08%	119.64% / 119.64%	119.64% / 119.64%	116.52% / 116.52%	
Average 'Days On Market':	97			97	
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$296,056 Average Current Yr Appr Val: \$320,862 Prev to Curr Pct Change: 8.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13103	PAINTED TREE LAKESIDE WEST PHASE 2	LAK	150	36	24%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	36 / 24.0%	35 / 23.3%	15 / 10.0%	21 / 14.0%
Mean / Median Ratio of Sales:	96.68% / 96.8%	96.65% / 96.27%	92.12% / 91.75%	99.95% / 100.47%
Count of Properties Listed:	35	34	14	21
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%
Average 'Days On Market':	43	44	39	46

Qualified Conventional

Count / Pct of Sales:	36 / 24.0%	35 / 23.3%	15 / 10.0%	21 / 14.0%
Mean / Median Ratio of Sales:	96.68% / 96.8%	96.65% / 96.27%	92.12% / 91.75%	99.95% / 100.47%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:	Average Current Yr Appr Val:	Prev to Curr Pct Change:	%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13104 PAINTED TREE LAKESIDE SOUTH PHASE 2 LAK 18 9 50%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 50.0%	9 / 50.0%	1 / 5.6%	8 / 44.4%
Mean / Median Ratio of Sales:	101.97% / 99.87%	101.97% / 99.87%	113.28% / 113.28%	100.56% / 99.22%
Count of Properties Listed:	8	8	1	7
Ratio of SalePrice / ListPrice:	98%	98%	93%	99%
Average 'Days On Market':	75	75	121	68

Qualified Conventional

Count / Pct of Sales:	9 / 50.0%	9 / 50.0%	1 / 5.6%	8 / 44.4%
Mean / Median Ratio of Sales:	101.97% / 99.87%	101.97% / 99.87%	113.28% / 113.28%	100.56% / 99.22%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13106	TRINITY FALLS PLANNING UNIT 7 PHASE 7	LAK	76	40	53%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	40 / 52.6%	38 / 50.0%	16 / 21.1%	24 / 31.6%
Mean / Median Ratio of Sales:	99.84% / 99.81%	99.59% / 99.79%	97.88% / 98.63%	101.15% / 101.61%
Count of Properties Listed:	39	37	16	23
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	137	136	174	110

Qualified Conventional

Count / Pct of Sales:	40 / 52.6%	38 / 50.0%	16 / 21.1%	24 / 31.6%
Mean / Median Ratio of Sales:	99.84% / 99.81%	99.59% / 99.79%	97.88% / 98.63%	101.15% / 101.61%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13107	TRINITY FALLS PLANNING UNIT 8 PHASE 2	LAK	73	35	48%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	35 / 47.9%	31 / 42.5%	13 / 17.8%	22 / 30.1%
Mean / Median Ratio of Sales:	99.3% / 99.47%	98.83% / 97.5%	95.84% / 95.1%	101.35% / 100.06%
Count of Properties Listed:	34	30	12	22
Ratio of SalePrice / ListPrice:	96%	95%	96%	95%
Average 'Days On Market':	129	122	119	134
<u>Qualified Conventional</u>				
Count / Pct of Sales:	35 / 47.9%	31 / 42.5%	13 / 17.8%	22 / 30.1%
Mean / Median Ratio of Sales:	99.3% / 99.47%	98.83% / 97.5%	95.84% / 95.1%	101.35% / 100.06%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13108 TRINITY FALLS PLANNING UNIT 8 PHASE 1

LAK 126

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13116 AMAVI CELINA PLAN SET B

SEL

6

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13124MUNOZ FARMVLH1

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val:Average Current Yr Appr Val:Prev to Curr Pct Change:%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13129 PAINTED TREE VILLAGE NORTH PHASE 1B LAK 93 16 17%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	16 / 17.2%	16 / 17.2%	2 / 2.2%	14 / 15.1%
Mean / Median Ratio of Sales:	100.39% / 100.08%	100.39% / 100.08%	94.33% / 94.33%	101.25% / 100.21%
Count of Properties Listed:	14	14	1	13
Ratio of SalePrice / ListPrice:	89%	89%	97%	88%
Average 'Days On Market':	134	134	1	144

Qualified Conventional

Count / Pct of Sales:	16 / 17.2%	16 / 17.2%	2 / 2.2%	14 / 15.1%
Mean / Median Ratio of Sales:	100.39% / 100.08%	100.39% / 100.08%	94.33% / 94.33%	101.25% / 100.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13131	WILLOW GROVE	KAB	40	20	50%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	20 / 50.0%	20 / 50.0%	7 / 17.5%	13 / 32.5%
Mean / Median Ratio of Sales:	99.63% / 98.34%	99.63% / 98.34%	98.79% / 97.69%	100.09% / 100.1%
Count of Properties Listed:	19	19	7	12
Ratio of SalePrice / ListPrice:	95%	95%	96%	95%
Average 'Days On Market':	124	124	77	151

Qualified Conventional

Count / Pct of Sales:	20 / 50.0%	20 / 50.0%	7 / 17.5%	13 / 32.5%
Mean / Median Ratio of Sales:	99.63% / 98.34%	99.63% / 98.34%	98.79% / 97.69%	100.09% / 100.1%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13131TH

WILLOW GROVE TOWNHOMES

KAB

19

5

26%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	5 / 26.3%	4 / 21.1%	/	5 / 26.3%
Mean / Median Ratio of Sales:	100.85% / 99.37%	99.87% / 98.7%	% / %	100.85% / 99.37%
Count of Properties Listed:	5	4		5
Ratio of SalePrice / ListPrice:	95%	96%	%	95%
Average 'Days On Market':	126	88		126
<u>Qualified Conventional</u>				
Count / Pct of Sales:	5 / 26.3%	4 / 21.1%	/	5 / 26.3%
Mean / Median Ratio of Sales:	100.85% / 99.37%	99.87% / 98.7%	% / %	100.85% / 99.37%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13137

SPEED ESTATES

KER

2

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$134,571

Average Current Yr Appr Val: \$178,725

Prev to Curr Pct Change: 32.81 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13145	MANTUA POINT PHASE 2B	NSH	14	4	29%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	4 / 28.6%		4 / 28.6%		1 / 7.1%		3 / 21.4%	
Mean / Median Ratio of Sales:	100.51% /	100.5%	100.51% /	100.5%	91.26% /	91.26%	103.6% /	107.96%
Count of Properties Listed:	4		4		1		3	
Ratio of SalePrice / ListPrice:	90%		90%		90%		90%	
Average 'Days On Market':	76		76		24		93	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	4 / 28.6%		4 / 28.6%		1 / 7.1%		3 / 21.4%	
Mean / Median Ratio of Sales:	100.51% /	100.5%	100.51% /	100.5%	91.26% /	91.26%	103.6% /	107.96%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$110,000

Average Current Yr Appr Val: \$419,656

Prev to Curr Pct Change: 281.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13147CROSS CREEK MEADOWS PHASE ISEL1466746%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	67 / 45.9%	66 / 45.2%	29 / 19.9%	38 / 26.0%
Mean / Median Ratio of Sales:	100.07% / 100.02%	99.95% / 99.94%	97.69% / 97.8%	101.89% / 101.21%
Count of Properties Listed:	65	64	28	37
Ratio of SalePrice / ListPrice:	96%	96%	97%	95%
Average 'Days On Market':	140	139	185	106

Qualified Conventional

Count / Pct of Sales:	67 / 45.9%	66 / 45.2%	29 / 19.9%	38 / 26.0%
Mean / Median Ratio of Sales:	100.07% / 100.02%	99.95% / 99.94%	97.69% / 97.8%	101.89% / 101.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13149 FORTUNE SPRINGS

JRP

5

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13153 RICKARD PLACE

KER

1

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13162	SIMPSON CROSSING PHASE 1	SLW	156	132	85%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	132 / 84.6%	131 / 84.0%	109 / 69.9%	23 / 14.7%
Mean / Median Ratio of Sales:	98.6% / 98.12%	98.55% / 98.06%	98.02% / 97.71%	101.39% / 99.84%
Count of Properties Listed:	132	131	109	23
Ratio of SalePrice / ListPrice:	95%	95%	95%	96%
Average 'Days On Market':	114	114	98	194
<u>Qualified Conventional</u>				
Count / Pct of Sales:	132 / 84.6%	131 / 84.0%	109 / 69.9%	23 / 14.7%
Mean / Median Ratio of Sales:	98.6% / 98.12%	98.55% / 98.06%	98.02% / 97.71%	101.39% / 99.84%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13185COLLINSBROOK FARMS PHASE 5SLW3

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val:Average Current Yr Appr Val:Prev to Curr Pct Change:%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13188ANNA RANCH PHASE 1BNSH755067%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	50 / 66.7%	37 / 49.3%	6 / 8.0%	44 / 58.7%
Mean / Median Ratio of Sales:	97.35% / 98.31%	96.32% / 96.77%	88.78% / 88.1%	98.51% / 100.01%
Count of Properties Listed:	50	37	6	44
Ratio of SalePrice / ListPrice:	95%	95%	94%	95%
Average 'Days On Market':	119	110	87	124
<u>Qualified Conventional</u>				
Count / Pct of Sales:	50 / 66.7%	37 / 49.3%	6 / 8.0%	44 / 58.7%
Mean / Median Ratio of Sales:	97.35% / 98.31%	96.32% / 96.77%	88.78% / 88.1%	98.51% / 100.01%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:Average Current Yr Appr Val:Prev to Curr Pct Change:%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13190 LAKEHAVEN PHASE 3 JRP 102 63 62%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	63 / 61.8%	59 / 57.8%	17 / 16.7%	46 / 45.1%
Mean / Median Ratio of Sales:	98.15% / 98.53%	98.04% / 98.29%	94.32% / 95.13%	99.56% / 99.8%
Count of Properties Listed:	59	55	13	46
Ratio of SalePrice / ListPrice:	93%	94%	93%	93%
Average 'Days On Market':	76	64	53	82

Qualified Conventional

Count / Pct of Sales:	63 / 61.8%	59 / 57.8%	17 / 16.7%	46 / 45.1%
Mean / Median Ratio of Sales:	98.15% / 98.53%	98.04% / 98.29%	94.32% / 95.13%	99.56% / 99.8%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13193	MEADOW PARK PHASE 1A	SBR	95	15	16%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	15 / 15.8%	12 / 12.6%	1 / 1.1%	14 / 14.7%
Mean / Median Ratio of Sales:	99.22% / 99.93%	99.2% / 98.47%	92.55% / 92.55%	99.69% / 100.42%
Count of Properties Listed:	14	11	1	13
Ratio of SalePrice / ListPrice:	95%	94%	96%	95%
Average 'Days On Market':	58	62	32	60
<u>Qualified Conventional</u>				
Count / Pct of Sales:	15 / 15.8%	12 / 12.6%	1 / 1.1%	14 / 14.7%
Mean / Median Ratio of Sales:	99.22% / 99.93%	99.2% / 98.47%	92.55% / 92.55%	99.69% / 100.42%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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Prepared by Collin Central Appraisal District

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13206

NORTH SKY CELINA PHASE 1

SEL

66

36

55%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	36 / 54.5%	32 / 48.5%	/	36 / 54.5%
Mean / Median Ratio of Sales:	99.38% / 100.17%	98.83% / 99.31%	% / %	99.38% / 100.17%
Count of Properties Listed:	36	32		36
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	36	32		36
<u>Qualified Conventional</u>				
Count / Pct of Sales:	36 / 54.5%	32 / 48.5%	/	36 / 54.5%
Mean / Median Ratio of Sales:	99.38% / 100.17%	98.83% / 99.31%	% / %	99.38% / 100.17%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13207VIWA ADDITIONAKJ1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$115,823Average Current Yr Appr Val: \$150,279Prev to Curr Pct Change: 29.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:1/1/2024 thru 8/31/2024

Prior Year Date Range:1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13208

LA TERRA PHASE ONE

SEL

35

2

6%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

2 / 5.7%

2 / 5.7%

/

2 / 5.7%

Mean / Median Ratio of Sales:

101.29% / 101.29%

101.29% / 101.29%

% / %

101.29% / 101.29%

Count of Properties Listed:

2

2

2

Ratio of SalePrice / ListPrice:

91%

91%

%

91%

Average 'Days On Market':

40

40

40

Qualified Conventional

Count / Pct of Sales:

2 / 5.7%

2 / 5.7%

/

2 / 5.7%

Mean / Median Ratio of Sales:

101.29% / 101.29%

101.29% / 101.29%

% / %

101.29% / 101.29%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13211	PAINTED TREE WOODLAND WEST PHASE 3	LAK	21	7	33%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 33.3%	7 / 33.3%	3 / 14.3%	4 / 19.0%
Mean / Median Ratio of Sales:	99.94% / 100.07%	99.94% / 100.07%	100.74% / 100.28%	99.34% / 99.02%
Count of Properties Listed:	7	7	3	4
Ratio of SalePrice / ListPrice:	96%	96%	92%	100%
Average 'Days On Market':	59	59	54	63

Qualified Conventional

Count / Pct of Sales:	7 / 33.3%	7 / 33.3%	3 / 14.3%	4 / 19.0%
Mean / Median Ratio of Sales:	99.94% / 100.07%	99.94% / 100.07%	100.74% / 100.28%	99.34% / 99.02%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13215	TRINITY FALLS PLANNING UNIT 7 PHASE 8	LAK	96	20	21%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	20 / 20.8%	17 / 17.7%	4 / 4.2%	16 / 16.7%
Mean / Median Ratio of Sales:	98.48% / 99.72%	98.39% / 99.21%	97.25% / 97.93%	98.79% / 99.72%
Count of Properties Listed:	15	12	2	13
Ratio of SalePrice / ListPrice:	98%	98%	94%	98%
Average 'Days On Market':	103	85	223	84

Qualified Conventional

Count / Pct of Sales:	20 / 20.8%	17 / 17.7%	4 / 4.2%	16 / 16.7%
Mean / Median Ratio of Sales:	98.48% / 99.72%	98.39% / 99.21%	97.25% / 97.93%	98.79% / 99.72%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13216	LIBERTY RANCH	VLH	35	6	17%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 17.1%	5 / 14.3%	2 / 5.7%	4 / 11.4%
Mean / Median Ratio of Sales:	100.85% / 100.23%	98.31% / 99.87%	93.98% / 93.98%	104.29% / 101.85%
Count of Properties Listed:	6	5	2	4
Ratio of SalePrice / ListPrice:	95%	95%	95%	96%
Average 'Days On Market':	55	55	20	73

Qualified Conventional

Count / Pct of Sales:	6 / 17.1%	5 / 14.3%	2 / 5.7%	4 / 11.4%
Mean / Median Ratio of Sales:	100.85% / 100.23%	98.31% / 99.87%	93.98% / 93.98%	104.29% / 101.85%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13224	F.D. HALL ADDITION	LHR	1		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$189,647

Average Current Yr Appr Val: \$214,601

Prev to Curr Pct Change: 13.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13227

DEL WEBB ADDITION PHASE 1A

SEL

29

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:	Average Current Yr Appr Val:	Prev to Curr Pct Change:	%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13235

CREEKSIDE RANCH PHASE 1

EGM

6

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13239

NORTH SQUARE AT UPTOWN

SEL

12

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13248	THE ENCLAVE AT LEGACY HILLS PHASE 1	SEL	34	8	24%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	8 / 23.5%	6 / 17.6%	/	8 / 23.5%
Mean / Median Ratio of Sales:	101.58% / 98.47%	100.8% / 98.37%	% / %	101.58% / 98.47%
Count of Properties Listed:	8	6		8
Ratio of SalePrice / ListPrice:	96%	97%	%	96%
Average 'Days On Market':	469	578		469
<u>Qualified Conventional</u>				
Count / Pct of Sales:	8 / 23.5%	6 / 17.6%	/	8 / 23.5%
Mean / Median Ratio of Sales:	101.58% / 98.47%	100.8% / 98.37%	% / %	101.58% / 98.47%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13254

HUDSON ADDITION

LHR

1

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$245,790

Average Current Yr Appr Val: \$327,720

Prev to Curr Pct Change: 33.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13255 **ASHFORD CROSSING PHASE 1** **IRS** **43** **11** **26%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	11 / 25.6%	6 / 14.0%	/	11 / 25.6%
Mean / Median Ratio of Sales:	100.71% / 100.33%	102.04% / 101.62%	% / %	100.71% / 100.33%
Count of Properties Listed:	11	6		11
Ratio of SalePrice / ListPrice:	96%	96%	%	96%
Average 'Days On Market':	395	388		395

Qualified Conventional

Count / Pct of Sales:	11 / 25.6%	6 / 14.0%	/	11 / 25.6%
Mean / Median Ratio of Sales:	100.71% / 100.33%	102.04% / 101.62%	% / %	100.71% / 100.33%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13259	MILRANY RANCH PHASE 3	SBR	17	4	24%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	4 / 23.5%	3 / 17.6%	1 / 5.9%	3 / 17.6%
Mean / Median Ratio of Sales:	99.28% / 100.43%	99.33% / 101.74%	102.52% / 102.52%	98.2% / 99.13%
Count of Properties Listed:	2	1	0	2
Ratio of SalePrice / ListPrice:	100%	100%	%	100%
Average 'Days On Market':	54	42		54
<u>Qualified Conventional</u>				
Count / Pct of Sales:	4 / 23.5%	3 / 17.6%	1 / 5.9%	3 / 17.6%
Mean / Median Ratio of Sales:	99.28% / 100.43%	99.33% / 101.74%	102.52% / 102.52%	98.2% / 99.13%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:	Average Current Yr Appr Val:	Prev to Curr Pct Change:	%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13264 NO BAD DAYS EAST

1

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,698,172

Average Current Yr Appr Val: \$1,823,950

Prev to Curr Pct Change: -32.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13269	SHADED TREE PHASE 1	LAK	82	35	43%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	35 / 42.7%	30 / 36.6%	3 / 3.7%	32 / 39.0%
Mean / Median Ratio of Sales:	101.1% / 99.88%	100.8% / 99.82%	100.84% / 99.88%	101.12% / 99.95%
Count of Properties Listed:	34	29	3	31
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%
Average 'Days On Market':	54	58	156	44

Qualified Conventional

Count / Pct of Sales:	35 / 42.7%	30 / 36.6%	3 / 3.7%	32 / 39.0%
Mean / Median Ratio of Sales:	101.1% / 99.88%	100.8% / 99.82%	100.84% / 99.88%	101.12% / 99.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13270 CROSS CREEK MEADOWS PHASE II SEL 22 4 18%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 18.2%	3 / 13.6%	/	4 / 18.2%
Mean / Median Ratio of Sales:	100.39% / 100.07%	98.3% / 99.92%	% / %	100.39% / 100.07%
Count of Properties Listed:	4	3		4
Ratio of SalePrice / ListPrice:	96%	96%	%	96%
Average 'Days On Market':	146	149		146

Qualified Conventional

Count / Pct of Sales:	4 / 18.2%	3 / 13.6%	/	4 / 18.2%
Mean / Median Ratio of Sales:	100.39% / 100.07%	98.3% / 99.92%	% / %	100.39% / 100.07%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13272 PAINTED TREE VILLAGE SOUTH PHASE 2 LAK 16 1 6%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 6.3%	1 / 6.3%	/	1 / 6.3%
Mean / Median Ratio of Sales:	100.1% / 100.1%	100.1% / 100.1%	% / %	100.1% / 100.1%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	93%	93%	%	93%
Average 'Days On Market':	12	12		12

Qualified Conventional

Count / Pct of Sales:	1 / 6.3%	1 / 6.3%	/	1 / 6.3%
Mean / Median Ratio of Sales:	100.1% / 100.1%	100.1% / 100.1%	% / %	100.1% / 100.1%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13277

WINDCHASE RANCH ADDITION

CEC

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:	Average Current Yr Appr Val:	Prev to Curr Pct Change:	%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13279 MEADOW RUN PHASE 5 SBR 15 1 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 6.7%	/	/	1 / 6.7%
Mean / Median Ratio of Sales:	98.47% / 98.47%	% / %	% / %	98.47% / 98.47%
Count of Properties Listed:	1			1
Ratio of SalePrice / ListPrice:	97%	%	%	97%
Average 'Days On Market':	5			5

Qualified Conventional

Count / Pct of Sales:	1 / 6.7%	/	/	1 / 6.7%
Mean / Median Ratio of Sales:	98.47% / 98.47%	% / %	% / %	98.47% / 98.47%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13281	HONEY CREEK ADDITION, PHASE 2	LAK	13	6	46%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 46.2%	3 / 23.1%	/	6 / 46.2%
Mean / Median Ratio of Sales:	98.87% / 99.88%	98.64% / 99.26%	% / %	98.87% / 99.88%
Count of Properties Listed:	6	3		6
Ratio of SalePrice / ListPrice:	98%	94%	%	98%
Average 'Days On Market':	52	28		52

Qualified Conventional

Count / Pct of Sales:	6 / 46.2%	3 / 23.1%	/	6 / 46.2%
Mean / Median Ratio of Sales:	98.87% / 99.88%	98.64% / 99.26%	% / %	98.87% / 99.88%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1329

HICO ACRES

BLH

3

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$472,020

Average Current Yr Appr Val: \$476,205

Prev to Curr Pct Change: 0.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13291

HILLSIDE VILLAGE PHASE 1A

SEL

17

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13297 MEADOW PARK PHASE 1B

SBR

5

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13300 GROVE FRISCO PHASE 10, THE

EGM

16

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13306 **BROOKHOLLOW WEST** **MKN** **21** **1** **5%**

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 4.8%	/	/	1 / 4.8%
Mean / Median Ratio of Sales:	100.04% / 100.04%	% / %	% / %	100.04% / 100.04%
Count of Properties Listed:	1			1
Ratio of SalePrice / ListPrice:	87%	%	%	87%
Average 'Days On Market':	54			54

Qualified Conventional

Count / Pct of Sales:	1 / 4.8%	/	/	1 / 4.8%
Mean / Median Ratio of Sales:	100.04% / 100.04%	% / %	% / %	100.04% / 100.04%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13308 DOMINION AT BROOKHOLLOW PHASE 1 MKN 16 10 63%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 62.5%	10 / 62.5%	/	10 / 62.5%
Mean / Median Ratio of Sales:	101.6% / 101.14%	101.6% / 101.14%	% / %	101.6% / 101.14%
Count of Properties Listed:	10	10		10
Ratio of SalePrice / ListPrice:	95%	95%	%	95%
Average 'Days On Market':	597	597		597

Qualified Conventional

Count / Pct of Sales:	10 / 62.5%	10 / 62.5%	/	10 / 62.5%
Mean / Median Ratio of Sales:	101.6% / 101.14%	101.6% / 101.14%	% / %	101.6% / 101.14%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13318 PAINTED TREE WOODLANDS WEST PHASE 1A

LAK

57

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

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Prior Year Date Range: 1/1/2024 thru 12/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13323

PULTE ADDITION PHASE 1A

SEL

34

1

3%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 2.9%

/

/

1 / 2.9%

Mean / Median Ratio of Sales:

97.64% / 97.64%

% / %

% / %

97.64% / 97.64%

Count of Properties Listed:

1

1

Ratio of SalePrice / ListPrice:

97%

%

%

97%

Average 'Days On Market':

668

668

Qualified Conventional

Count / Pct of Sales:

1 / 2.9%

/

/

1 / 2.9%

Mean / Median Ratio of Sales:

97.64% / 97.64%

% / %

% / %

97.64% / 97.64%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/2025

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Prior Year Date Range:1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13327TRUE STREET TECH CENTERSLW1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales: /

Mean / Median Ratio of Sales: % / %

Count of Properties Listed:

Ratio of SalePrice / ListPrice: %

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales: /

Mean / Median Ratio of Sales: % / %

Qualified REO

Count / Pct of Sales: /

Mean / Median Ratio of Sales: % / %

Disqualified

Count /Pct of Sales: /

Mean / Median Ratio of Sales: % / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off': 0 / 0

Pct of Props 'Posted' / 'Struck Off': 0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13334 RISE AT LEGACY HILLS PHASE 1A

SEL

4

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13370 ARBORS AT LEGACY HILLS PHASE 1

SEL

6

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13371 SICILY ADDITION PHASE ONE IRS 110 5 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 4.5%	5 / 4.5%	2 / 1.8%	3 / 2.7%
Mean / Median Ratio of Sales:	100% / 99.8%	100% / 99.8%	101.68% / 101.68%	98.88% / 99.8%
Count of Properties Listed:	5	5	2	3
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%
Average 'Days On Market':	549	549	686	458

Qualified Conventional

Count / Pct of Sales:	5 / 4.5%	5 / 4.5%	2 / 1.8%	3 / 2.7%
Mean / Median Ratio of Sales:	100% / 99.8%	100% / 99.8%	101.68% / 101.68%	98.88% / 99.8%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13372	EASTRIDGE PHASE 3	SLW	44	16	36%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	16 / 36.4%	7 / 15.9%	/	16 / 36.4%
Mean / Median Ratio of Sales:	100.05% / 99.85%	101.52% / 101.02%	% / %	100.05% / 99.85%
Count of Properties Listed:	16	7		16
Ratio of SalePrice / ListPrice:	93%	93%	%	93%
Average 'Days On Market':	189	217		189
<u>Qualified Conventional</u>				
Count / Pct of Sales:	16 / 36.4%	7 / 15.9%	/	16 / 36.4%
Mean / Median Ratio of Sales:	100.05% / 99.85%	101.52% / 101.02%	% / %	100.05% / 99.85%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

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Prior Year Date Range: 1/1/2024 thru 12/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13376 ARBOR TRAILS PHASE 1 IRS 131 23 18%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	23 / 17.6%	17 / 13.0%	/	23 / 17.6%
Mean / Median Ratio of Sales:	99.78% / 99.72%	99.88% / 100.72%	% / %	99.78% / 99.72%
Count of Properties Listed:	22	16		22
Ratio of SalePrice / ListPrice:	96%	96%	%	96%
Average 'Days On Market':	654	652		654

Qualified Conventional

Count / Pct of Sales:	23 / 17.6%	17 / 13.0%	/	23 / 17.6%
Mean / Median Ratio of Sales:	99.78% / 99.72%	99.88% / 100.72%	% / %	99.78% / 99.72%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

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(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13379

SHADED TREE PHASE 2

LAK

10

2

20%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 20.0%	/	/	2 / 20.0%
Mean / Median Ratio of Sales:	100.19% / 100.19%	% / %	% / %	100.19% / 100.19%
Count of Properties Listed:	1			1
Ratio of SalePrice / ListPrice:	95 %	%	%	95 %
Average 'Days On Market':	44			44

Qualified Conventional

Count / Pct of Sales:	2 / 20.0%	/	/	2 / 20.0%
Mean / Median Ratio of Sales:	100.19% / 100.19%	% / %	% / %	100.19% / 100.19%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:1/1/2024 thru 8/31/2024

Prior Year Date Range:1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13388 DUNLAP ACRES CLP 1

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1339 COBBLESTONE TOWNHOME COMMUNITY CLW 40 1 3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study Prior Year Sales Study 1st 3Qtrs Sales Study Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.5%	1 / 2.5%	1 / 2.5%	/
Mean / Median Ratio of Sales:	99.57% / 99.57%	99.57% / 99.57%	99.57% / 99.57%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	106%	106%	106%	%
Average 'Days On Market':	5	5	5	

Qualified Conventional

Count / Pct of Sales:	1 / 2.5%	1 / 2.5%	1 / 2.5%	/
Mean / Median Ratio of Sales:	99.57% / 99.57%	99.57% / 99.57%	99.57% / 99.57%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$312,212 Average Current Yr Appr Val: \$323,765 Prev to Curr Pct Change: 3.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13394 SIMPSON CROSSING PHASE 2 SLW 76 16 21%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	16 / 21.1%	10 / 13.2%	/	16 / 21.1%
Mean / Median Ratio of Sales:	99.83% / 99.75%	100.15% / 99.75%	% / %	99.83% / 99.75%
Count of Properties Listed:	16	10		16
Ratio of SalePrice / ListPrice:	93%	94%	%	93%
Average 'Days On Market':	22	21		22

Qualified Conventional

Count / Pct of Sales:	16 / 21.1%	10 / 13.2%	/	16 / 21.1%
Mean / Median Ratio of Sales:	99.83% / 99.75%	100.15% / 99.75%	% / %	99.83% / 99.75%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13413 INSPIRATION PHASE 10

SDH

2

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13432 BRADLEY ADDITION

CLP

1

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13450 FAMILY TIME AWAY PLACE

LHR

1

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13463 ARDEN PARK PHASE 1

NSH

6

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change:

%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13478PAINTED TREE WOODLAND EAST PHASE 15

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:	Average Current Yr Appr Val:	Prev to Curr Pct Change:	%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13494HANNAH ADDITIONAKJ1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales: /

Mean / Median Ratio of Sales: % / %

Count of Properties Listed:

Ratio of SalePrice / ListPrice: %

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales: /

Mean / Median Ratio of Sales: % / %

Qualified REO

Count / Pct of Sales: /

Mean / Median Ratio of Sales: % / %

Disqualified

Count /Pct of Sales: /

Mean / Median Ratio of Sales: % / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off': 0 / 0

Pct of Props 'Posted' / 'Struck Off': 0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13523PAINTED TREE WOODLANDS WEST PHASE 1BLAK1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales: /

Mean / Median Ratio of Sales: % / % % / % % / %

Count of Properties Listed:

Ratio of SalePrice / ListPrice: % % %

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales: /

Mean / Median Ratio of Sales: % / % % / % % / %

Qualified REO

Count / Pct of Sales: /

Mean / Median Ratio of Sales: % / % % / % % / %

Disqualified

Count /Pct of Sales: /

Mean / Median Ratio of Sales: % / % % / % % / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off': 0 / 0 0 / 0 0 / 0 0 / 0

Pct of Props 'Posted' / 'Struck Off': 0.00% / 0.00% 0.00% / 0.00% 0.00% / 0.00% 0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13540	BROOKFIELD PHASE 1					2		
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	% / %	%	/ %	%	% / %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	% / %	%	/ %	%	% / %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	% / %	%	/ %	%	% / %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	% / %	%	/ %	%	% / %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	
Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %								
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.								
Prior YTD Date Range:		2/1/2024 thru 1/31/2025			1st 3Qtrs Date Range:		1/1/2024 thru 8/31/2024	
Prior Year Date Range:		1/1/2024 thru 12/31/2024			Jan 1 Bracket Date Range:		9/1/2024 thru 1/31/2025	
e Codes: A1,A2,A3,A4,B2,E1,E2)								
Notice RAD Report								
(All Nbhd								
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Prepared by Collin Central Appraisal District								
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S13544	FRONTIER POINTE PHASE 1		2		
Mkt Cd:					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: Average Current Yr Appr Val: Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13553CRESCENT HILL1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:	Average Current Yr Appr Val:	Prev to Curr Pct Change:	%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13564

RIDGEWOOD MEADOW ADDITION

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:	Average Current Yr Appr Val:	Prev to Curr Pct Change:	%

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S13574 WILKINSON WILCOX ADDITION

1

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val:

Average Current Yr Appr Val:

Prev to Curr Pct Change: %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1373	PRESTON SQUARE	CLW	119	9	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	9 / 7.6%	9 / 7.6%	7 / 5.9%	2 / 1.7%	
Mean / Median Ratio of Sales:	99.48% / 99.24%	99.48% / 99.24%	98.72% / 98.69%	102.15% / 102.15%	
Count of Properties Listed:	9	9	7	2	
Ratio of SalePrice / ListPrice:	99%	99%	100%	96%	
Average 'Days On Market':	23	23	26	13	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	9 / 7.6%	9 / 7.6%	7 / 5.9%	2 / 1.7%	
Mean / Median Ratio of Sales:	99.48% / 99.24%	99.48% / 99.24%	98.72% / 98.69%	102.15% / 102.15%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$366,961 Average Current Yr Appr Val: \$368,218 Prev to Curr Pct Change: 0.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1380A PARKBLUFF CONDOS CLW 72 5 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 6.9%	4 / 5.6%	3 / 4.2%	2 / 2.8%
Mean / Median Ratio of Sales:	100.23% / 99.33%	101.08% / 100%	97.28% / 99.33%	104.64% / 104.64%
Count of Properties Listed:	5	4	3	2
Ratio of SalePrice / ListPrice:	94%	94%	93%	94%
Average 'Days On Market':	63	39	41	97

Qualified Conventional

Count / Pct of Sales:	5 / 6.9%	4 / 5.6%	3 / 4.2%	2 / 2.8%
Mean / Median Ratio of Sales:	100.23% / 99.33%	101.08% / 100%	97.28% / 99.33%	104.64% / 104.64%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$192,229

Average Current Yr Appr Val: \$203,225

Prev to Curr Pct Change: 5.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1382 PARKWAY LANE CONDOMINIUMS #1 STN 184 8 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 3.8%	6 / 3.3%	4 / 2.2%	3 / 1.6%
Mean / Median Ratio of Sales:	96.26% / 99.42%	95.74% / 98.57%	92.93% / 91.9%	100.7% / 99.42%
Count of Properties Listed:	6	5	3	3
Ratio of SalePrice / ListPrice:	96%	97%	97%	96%
Average 'Days On Market':	58	60	65	52

Qualified Conventional

Count / Pct of Sales:	7 / 3.8%	6 / 3.3%	4 / 2.2%	3 / 1.6%
Mean / Median Ratio of Sales:	96.26% / 99.42%	95.74% / 98.57%	92.93% / 91.9%	100.7% / 99.42%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	/	1 / 0.5%
Mean / Median Ratio of Sales:	118.41% / 118.41%	118.41% / 118.41%	% / %	118.41% / 118.41%
Average 'Days On Market':	16	16		16

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$180,913

Average Current Yr Appr Val: \$145,122

Prev to Curr Pct Change: -19.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhhd Code	Neighborhood Name			Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1391	RAMBLEWOOD #2			IRS	2		
Mkt Cd:		Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>							
Count / Pct of Sales:	/			/		/	
Mean / Median Ratio of Sales:	% / %			% / %		% / %	% / %
Count of Properties Listed:							
Ratio of SalePrice / ListPrice:	%			%		%	%
Average 'Days On Market':							
<u>Qualified Conventional</u>							
Count / Pct of Sales:	/			/		/	
Mean / Median Ratio of Sales:	% / %			% / %		% / %	% / %
<u>Qualified REO</u>							
Count / Pct of Sales:	/			/		/	
Mean / Median Ratio of Sales:	% / %			% / %		% / %	% / %
<u>Disqualified</u>							
Count /Pct of Sales:	/			/		/	
Mean / Median Ratio of Sales:	% / %			% / %		% / %	% / %
Average 'Days On Market':							
<u>Foreclosures</u>							
Count of 'Posted' / 'Struck Off':	0 / 0			0 / 0		0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%			0.00% / 0.00%		0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$159,141

Average Current Yr Appr Val: \$236,008

Prev to Curr Pct Change: 48.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1425 **WILLOW CREEK ESTATES & BUCKINGHAM POLO** **CEC** **58** **2** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.4%	1 / 1.7%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:	99.25% / 99.25%	110.26% / 110.26%	110.26% / 110.26%	88.25% / 88.25%
Count of Properties Listed:	2	1	1	1
Ratio of SalePrice / ListPrice:	93%	93%	93%	94%
Average 'Days On Market':	46	27	27	65

Qualified Conventional

Count / Pct of Sales:	2 / 3.4%	1 / 1.7%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:	99.25% / 99.25%	110.26% / 110.26%	110.26% / 110.26%	88.25% / 88.25%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$796,109

Average Current Yr Appr Val: \$855,077

Prev to Curr Pct Change: 7.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1442	WILDWOOD FARMS	NSH	46	1	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 2.2%	1 / 2.2%	1 / 2.2%	/	
Mean / Median Ratio of Sales:	97.69% / 97.69%	97.69% / 97.69%	97.69% / 97.69%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	83%	83%	83%	%	
Average 'Days On Market':	11	11	11		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 2.2%	1 / 2.2%	1 / 2.2%	/	
Mean / Median Ratio of Sales:	97.69% / 97.69%	97.69% / 97.69%	97.69% / 97.69%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$433,658

Average Current Yr Appr Val: \$327,672

Prev to Curr Pct Change: -24.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1463 **GLEN HOLLOW** **AKJ** **139** **3** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.2%	3 / 2.2%	3 / 2.2%	/
Mean / Median Ratio of Sales:	99.61% / 97.45%	99.61% / 97.45%	99.61% / 97.45%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	11	11	11	

Qualified Conventional

Count / Pct of Sales:	3 / 2.2%	3 / 2.2%	3 / 2.2%	/
Mean / Median Ratio of Sales:	99.61% / 97.45%	99.61% / 97.45%	99.61% / 97.45%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$332,067

Average Current Yr Appr Val: \$368,181

Prev to Curr Pct Change: 10.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1495A REMINGTON PARK TOWNHOMES STN 49 1 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/
Mean / Median Ratio of Sales:	100.08% / 100.08%	100.08% / 100.08%	100.08% / 100.08%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	19	19	19	

Qualified Conventional

Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/
Mean / Median Ratio of Sales:	100.08% / 100.08%	100.08% / 100.08%	100.08% / 100.08%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$359,339

Average Current Yr Appr Val: \$413,116

Prev to Curr Pct Change: 14.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1530 COBBLESTONE SQUARE CONDOS STN 80 1 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	99.88% / 99.88%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	40	40	40	

Qualified Conventional

Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	99.88% / 99.88%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$275,291

Average Current Yr Appr Val: \$296,638

Prev to Curr Pct Change: 7.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1532	HIGHLANDS PARKWAY	STN	277	14	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	14 / 5.1%	14 / 5.1%	7 / 2.5%	7 / 2.5%	
Mean / Median Ratio of Sales:	99.07% / 99.09%	99.07% / 99.09%	97.6% / 95.99%	100.54% / 99.7%	
Count of Properties Listed:	14	14	7	7	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	44	44	27	61	
Qualified Conventional					
Count / Pct of Sales:	14 / 5.1%	14 / 5.1%	7 / 2.5%	7 / 2.5%	
Mean / Median Ratio of Sales:	99.07% / 99.09%	99.07% / 99.09%	97.6% / 95.99%	100.54% / 99.7%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$463,526
 Average Current Yr Appr Val: \$483,525
 Prev to Curr Pct Change: 4.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1559	BENT TRAIL #3	STN	152	11	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 7.2%	11 / 7.2%	6 / 3.9%	5 / 3.3%	
Mean / Median Ratio of Sales:	99.99% / 100.13%	99.99% / 100.13%	99.88% / 99.77%	100.13% / 100.13%	
Count of Properties Listed:	11	11	6	5	
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%	
Average 'Days On Market':	13	13	19	7	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 7.2%	11 / 7.2%	6 / 3.9%	5 / 3.3%	
Mean / Median Ratio of Sales:	99.99% / 100.13%	99.99% / 100.13%	99.88% / 99.77%	100.13% / 100.13%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$551,604
 Average Current Yr Appr Val: \$551,780
 Prev to Curr Pct Change: 0.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1577

LINROCK ESTATES (UNRECORDED)

CLP

14

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$107,585

Average Current Yr Appr Val: \$141,926

Prev to Curr Pct Change: 31.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1579	TOWNE VILLAGE	CEC	31		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$290,577
 Average Current Yr Appr Val: \$239,034
 Prev to Curr Pct Change: -17.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1592	BENTLY COURT	STN	90	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.3%	3 / 3.3%	1 / 1.1%	2 / 2.2%	
Mean / Median Ratio of Sales:	99.9% / 99.86%	99.9% / 99.86%	95.08% / 95.08%	102.32% / 102.32%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	97%	97%	99%	96%	
Average 'Days On Market':	31	31	16	39	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.3%	3 / 3.3%	1 / 1.1%	2 / 2.2%	
Mean / Median Ratio of Sales:	99.9% / 99.86%	99.9% / 99.86%	95.08% / 95.08%	102.32% / 102.32%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$361,023
 Average Current Yr Appr Val: \$350,938
 Prev to Curr Pct Change: -2.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1597

WOODED CREEK

LEM

58

2

3%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

2 / 3.4%

2 / 3.4%

2 / 3.4%

/

Mean / Median Ratio of Sales:

97.56% / 97.56%

97.56% / 97.56%

97.56% / 97.56%

% / %

Count of Properties Listed:

2

2

2

Ratio of SalePrice / ListPrice:

99%

99%

99%

%

Average 'Days On Market':

8

8

8

Qualified Conventional

Count / Pct of Sales:

2 / 3.4%

2 / 3.4%

2 / 3.4%

/

Mean / Median Ratio of Sales:

97.56% / 97.56%

97.56% / 97.56%

97.56% / 97.56%

% / %

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$382,906

Average Current Yr Appr Val: \$409,678

Prev to Curr Pct Change: 6.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1598

PEACHTREE VILLAGE

KER

97

3

3%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	2 / 2.1%	2 / 2.1%	2 / 2.1%	/
Mean / Median Ratio of Sales:	100.09% / 100.09%	100.09% / 100.09%	100.09% / 100.09%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	20	20	20	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	2 / 2.1%	2 / 2.1%	2 / 2.1%	/
Mean / Median Ratio of Sales:	100.09% / 100.09%	100.09% / 100.09%	100.09% / 100.09%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	1 / 1.0%	1 / 1.0%	1 / 1.0%	/
Mean / Median Ratio of Sales:	107.92% / 107.92%	107.92% / 107.92%	107.92% / 107.92%	% / %
Average 'Days On Market':	32	32	32	
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$294,691

Average Current Yr Appr Val: \$287,523

Prev to Curr Pct Change: -2.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1602A4	INDEPENDENCE VILLAGE TOWNHOMES.	CLP	47	1	2%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 2.1%	1 / 2.1%	1 / 2.1%	/	
Mean / Median Ratio of Sales:	90.15% / 90.15%	90.15% / 90.15%	90.15% / 90.15%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	113%	113%	113%	%	
Average 'Days On Market':	3	3	3		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 2.1%	1 / 2.1%	1 / 2.1%	/	
Mean / Median Ratio of Sales:	90.15% / 90.15%	90.15% / 90.15%	90.15% / 90.15%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$305,889
 Average Current Yr Appr Val: \$279,296
 Prev to Curr Pct Change: -8.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1603	WHIFFLETREE #10	JEV	162	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 1.2%	2 / 1.2%	/	2 / 1.2%	
Mean / Median Ratio of Sales:	98.71% / 98.71%	98.71% / 98.71%	% / %	98.71% / 98.71%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	97%	97%	%	97%	
Average 'Days On Market':	67	67		67	
Qualified Conventional					
Count / Pct of Sales:	2 / 1.2%	2 / 1.2%	/	2 / 1.2%	
Mean / Median Ratio of Sales:	98.71% / 98.71%	98.71% / 98.71%	% / %	98.71% / 98.71%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.6%	1 / 0.6%	1 / 0.6%	/	
Mean / Median Ratio of Sales:	124.68% / 124.68%	124.68% / 124.68%	124.68% / 124.68%	% / %	
Average 'Days On Market':	8	8	8		
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.62% / 0.00%	0.62% / 0.00%	0.00% / 0.00%	0.62% / 0.00%	

Average Previous Yr Appr Val: \$667,778

Average Current Yr Appr Val: \$640,412

Prev to Curr Pct Change: -4.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1604	CLEAR SPRINGS PLACE	DMR	111	1	1%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	1 / 0.9%		1 / 0.9%		/		1 / 0.9%	
Mean / Median Ratio of Sales:	100.11%	100.11%	100.11%	100.11%	% /	%	100.11%	100.11%
Count of Properties Listed:	1		1				1	
Ratio of SalePrice / ListPrice:	99%		99%		%		99%	
Average 'Days On Market':	67		67				67	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	1 / 0.9%		1 / 0.9%		/		1 / 0.9%	
Mean / Median Ratio of Sales:	100.11%	100.11%	100.11%	100.11%	% /	%	100.11%	100.11%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$346,068

Average Current Yr Appr Val: \$327,617

Prev to Curr Pct Change: -5.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1605	DEER CREEK	DNB	67	2	3%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 3.0%	2 / 3.0%	1 / 1.5%	1 / 1.5%	
Mean / Median Ratio of Sales:	100.16% / 100.16%	100.16% / 100.16%	104.22% / 104.22%	96.09% / 96.09%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	101%	100%	
Average 'Days On Market':	28	28	2	54	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 3.0%	2 / 3.0%	1 / 1.5%	1 / 1.5%	
Mean / Median Ratio of Sales:	100.16% / 100.16%	100.16% / 100.16%	104.22% / 104.22%	96.09% / 96.09%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$458,785
 Average Current Yr Appr Val: \$430,161
 Prev to Curr Pct Change: -6.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1610

ARNOLD CREEK FARMS

AKJ

2

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$264,050

Average Current Yr Appr Val: \$350,785

Prev to Curr Pct Change: 32.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1629A **SHILOH PARK CONDOS(INDIV OWNERS)** **KER** **31** **4** **13%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 12.9%	4 / 12.9%	1 / 3.2%	3 / 9.7%
Mean / Median Ratio of Sales:	100.55% / 100.12%	100.55% / 100.12%	98.4% / 98.4%	101.27% / 101.7%
Count of Properties Listed:	4	4	1	3
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%
Average 'Days On Market':	34	34	36	33

Qualified Conventional

Count / Pct of Sales:	4 / 12.9%	4 / 12.9%	1 / 3.2%	3 / 9.7%
Mean / Median Ratio of Sales:	100.55% / 100.12%	100.55% / 100.12%	98.4% / 98.4%	101.27% / 101.7%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$239,067

Average Current Yr Appr Val: \$227,555

Prev to Curr Pct Change: -4.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1666 PARKWAY VILLAGE #1 STN 90 3 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.2%	2 / 2.2%	/	2 / 2.2%
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	% / %	100.07% / 100.07%
Count of Properties Listed:	2	2		2
Ratio of SalePrice / ListPrice:	96%	96%	%	96%
Average 'Days On Market':	43	43		43

Qualified Conventional

Count / Pct of Sales:	2 / 2.2%	2 / 2.2%	/	2 / 2.2%
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	% / %	100.07% / 100.07%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/
Mean / Median Ratio of Sales:	129.34% / 129.34%	129.34% / 129.34%	129.34% / 129.34%	% / %
Average 'Days On Market':	2	2	2	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$538,606

Average Current Yr Appr Val: \$561,286

Prev to Curr Pct Change: 4.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1693 CREEK TRAILS EGM 283 6 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 2.1%	5 / 1.8%	3 / 1.1%	3 / 1.1%
Mean / Median Ratio of Sales:	98.81% / 98.83%	98.73% / 98.45%	101.31% / 101.32%	96.32% / 96.86%
Count of Properties Listed:	6	5	3	3
Ratio of SalePrice / ListPrice:	96%	95%	92%	100%
Average 'Days On Market':	48	33	38	59

Qualified Conventional

Count / Pct of Sales:	6 / 2.1%	5 / 1.8%	3 / 1.1%	3 / 1.1%
Mean / Median Ratio of Sales:	98.81% / 98.83%	98.73% / 98.45%	101.31% / 101.32%	96.32% / 96.86%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$382,431

Average Current Yr Appr Val: \$351,822

Prev to Curr Pct Change: -8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1696A **CIMARRON CT CONDOS** **STN** **264** **9** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 3.0%	8 / 3.0%	7 / 2.7%	1 / 0.4%
Mean / Median Ratio of Sales:	100.3% / 99.96%	100.3% / 99.96%	100.15% / 99.23%	101.31% / 101.31%
Count of Properties Listed:	8	8	7	1
Ratio of SalePrice / ListPrice:	92%	92%	94%	81%
Average 'Days On Market':	127	127	73	509

Qualified Conventional

Count / Pct of Sales:	8 / 3.0%	8 / 3.0%	7 / 2.7%	1 / 0.4%
Mean / Median Ratio of Sales:	100.3% / 99.96%	100.3% / 99.96%	100.15% / 99.23%	101.31% / 101.31%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.4%	1 / 0.4%	/	1 / 0.4%
Mean / Median Ratio of Sales:	107.95% / 107.95%	107.95% / 107.95%	% / %	107.95% / 107.95%
Average 'Days On Market':	502	502		502

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$147,139

Average Current Yr Appr Val: \$149,591

Prev to Curr Pct Change: 1.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1742	WILLOCK HILL	SEL	26	1	4%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 3.8%	1 / 3.8%	1 / 3.8%	/	
Mean / Median Ratio of Sales:	102% / 102%	102% / 102%	102% / 102%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	6	6	6		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 3.8%	1 / 3.8%	1 / 3.8%	/	
Mean / Median Ratio of Sales:	102% / 102%	102% / 102%	102% / 102%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$558,631					
Average Current Yr Appr Val: \$564,656					
Prev to Curr Pct Change: 1.08 %					
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
Notice RAD Report					
(All Nbhd's)					
Data as of 3/26/2025 10:18:53 AM					
Prepared by Collin Central Appraisal District					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1747	GLENVIEW ADDITION	EGM	82	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	1 / 1.2%	/	
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	100.07% / 100.07%	% /	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	15	15	15		
Qualified Conventional					
Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	1 / 1.2%	/	
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	100.07% / 100.07%	% /	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Disqualified					
Count /Pct of Sales:	1 / 1.2%	1 / 1.2%	/	1 / 1.2%	
Mean / Median Ratio of Sales:	97.31% / 97.31%	97.31% / 97.31%	% / %	97.31% / 97.31%	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$406,227 Average Current Yr Appr Val: \$397,356 Prev to Curr Pct Change: -2.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1754 PARKWAY VILLAGE #2 STN 173 10 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 5.2%	8 / 4.6%	5 / 2.9%	4 / 2.3%
Mean / Median Ratio of Sales:	99.45% / 99.97%	98.65% / 97.5%	99.93% / 99.97%	98.86% / 98.15%
Count of Properties Listed:	9	8	5	4
Ratio of SalePrice / ListPrice:	100%	101%	103%	98%
Average 'Days On Market':	40	43	46	32

Qualified Conventional

Count / Pct of Sales:	9 / 5.2%	8 / 4.6%	5 / 2.9%	4 / 2.3%
Mean / Median Ratio of Sales:	99.45% / 99.97%	98.65% / 97.5%	99.93% / 99.97%	98.86% / 98.15%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.6%	1 / 0.6%	/	1 / 0.6%
Mean / Median Ratio of Sales:	109.73% / 109.73%	109.73% / 109.73%	% / %	109.73% / 109.73%
Average 'Days On Market':	120	120		120

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	1.16% / 0.00%	0.58% / 0.00%	0.00% / 0.00%	1.16% / 0.00%

Average Previous Yr Appr Val: \$417,487

Average Current Yr Appr Val: \$433,963

Prev to Curr Pct Change: 3.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1763 **PARK RIDGE** **VLH** **184** **5** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	1 / 0.5%	4 / 2.2%
Mean / Median Ratio of Sales:	106.6% / 99.58%	106.6% / 99.58%	131.35% / 131.35%	100.41% / 99.51%
Count of Properties Listed:	5	5	1	4
Ratio of SalePrice / ListPrice:	97%	97%	98%	97%
Average 'Days On Market':	54	54	0	68

Qualified Conventional

Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	1 / 0.5%	4 / 2.2%
Mean / Median Ratio of Sales:	106.6% / 99.58%	106.6% / 99.58%	131.35% / 131.35%	100.41% / 99.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$510,185

Average Current Yr Appr Val: \$465,315

Prev to Curr Pct Change: -8.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1766A	DALLAS (HILLCREST) CONDOS	CLW	42		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$102,259
 Average Current Yr Appr Val: \$103,258
 Prev to Curr Pct Change: 0.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1816 PRESTON POINTE CLW 99 6 6%

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 5.1%	5 / 5.1%	3 / 3.0%	2 / 2.0%
Mean / Median Ratio of Sales:	98.57% / 99.94%	98.57% / 99.94%	97.96% / 101.94%	99.5% / 99.5%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	99%	99%	100%	98%
Average 'Days On Market':	14	14	15	12

Qualified Conventional

Count / Pct of Sales:	5 / 5.1%	5 / 5.1%	3 / 3.0%	2 / 2.0%
Mean / Median Ratio of Sales:	98.57% / 99.94%	98.57% / 99.94%	97.96% / 101.94%	99.5% / 99.5%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 1.0%	1 / 1.0%	/	1 / 1.0%
Mean / Median Ratio of Sales:	113.58% / 113.58%	113.58% / 113.58%	% / %	113.58% / 113.58%
Average 'Days On Market':	68	68		68

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$396,539 Average Current Yr Appr Val: \$408,881 Prev to Curr Pct Change: 3.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1823 HARRINGTON HOMEPLACE JEV 125 5 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 4.0%	5 / 4.0%	3 / 2.4%	2 / 1.6%
Mean / Median Ratio of Sales:	97.32% / 99.16%	97.32% / 99.16%	96.02% / 93.66%	99.27% / 99.27%
Count of Properties Listed:	5	5	3	2
Ratio of SalePrice / ListPrice:	101%	101%	103%	98%
Average 'Days On Market':	29	29	11	55

Qualified Conventional

Count / Pct of Sales:	5 / 4.0%	5 / 4.0%	3 / 2.4%	2 / 1.6%
Mean / Median Ratio of Sales:	97.32% / 99.16%	97.32% / 99.16%	96.02% / 93.66%	99.27% / 99.27%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$953,167

Average Current Yr Appr Val: \$1,076,516

Prev to Curr Pct Change: 12.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1884	WHIFFLETREE VILLAS	JEV	116	6	5%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 5.2%	6 / 5.2%	3 / 2.6%	3 / 2.6%	
Mean / Median Ratio of Sales:	102.33% / 101.44%	102.33% / 101.44%	100.53% / 103.02%	104.14% / 99.87%	
Count of Properties Listed:	6	6	3	3	
Ratio of SalePrice / ListPrice:	97%	97%	100%	95%	
Average 'Days On Market':	27	27	16	38	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 5.2%	6 / 5.2%	3 / 2.6%	3 / 2.6%	
Mean / Median Ratio of Sales:	102.33% / 101.44%	102.33% / 101.44%	100.53% / 103.02%	104.14% / 99.87%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$432,755 Average Current Yr Appr Val: \$432,465 Prev to Curr Pct Change: -0.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1896	WESTPARK PLACE #6	CLW	41	1	2%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		1 / 2.4%	1 / 2.4%	/	1 / 2.4%
Mean / Median Ratio of Sales:		99.83% / 99.83%	99.83% / 99.83%	% / %	99.83% / 99.83%
Count of Properties Listed:		1	1		1
Ratio of SalePrice / ListPrice:		97%	97%	%	97%
Average 'Days On Market':		59	59		59
<u>Qualified Conventional</u>					
Count / Pct of Sales:		1 / 2.4%	1 / 2.4%	/	1 / 2.4%
Mean / Median Ratio of Sales:		99.83% / 99.83%	99.83% / 99.83%	% / %	99.83% / 99.83%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$463,235 Average Current Yr Appr Val: \$463,726 Prev to Curr Pct Change: 0.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1907

WESTLAND HILLS

LHR

1

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$139,192

Average Current Yr Appr Val: \$146,865

Prev to Curr Pct Change: 5.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1936 **RAINTREE ESTATES #1** **AKY** **175** **6** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.4%	6 / 3.4%	5 / 2.9%	1 / 0.6%
Mean / Median Ratio of Sales:	98.96% / 99.19%	98.96% / 99.19%	98.33% / 96.29%	102.09% / 102.09%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%
Average 'Days On Market':	37	37	34	52

Qualified Conventional

Count / Pct of Sales:	6 / 3.4%	6 / 3.4%	5 / 2.9%	1 / 0.6%
Mean / Median Ratio of Sales:	98.96% / 99.19%	98.96% / 99.19%	98.33% / 96.29%	102.09% / 102.09%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$581,835

Average Current Yr Appr Val: \$616,765

Prev to Curr Pct Change: 6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1945

WESTMINSTER #2

LHR

2

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$106,568

Average Current Yr Appr Val: \$106,209

Prev to Curr Pct Change: -0.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1957	PARK PLACE	DRW	2		
Mkt Cd:					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1978 NORTHCHASE ESTATES DMR 59 1 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	1 / 1.7%	/
Mean / Median Ratio of Sales:	98.06% / 98.06%	98.06% / 98.06%	98.06% / 98.06%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	3	3	3	

Qualified Conventional

Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	1 / 1.7%	/
Mean / Median Ratio of Sales:	98.06% / 98.06%	98.06% / 98.06%	98.06% / 98.06%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.69% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	1.69% / 0.00%

Average Previous Yr Appr Val: \$374,838

Average Current Yr Appr Val: \$380,618

Prev to Curr Pct Change: 1.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S1980	PRESTON MEADOW #2	JEV	158	4	3%
Mkt Cd:	Green Nbhd				
				</	

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S1995

V L HOLLEY #2

AKJ

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$49,133

Average Current Yr Appr Val: \$56,664

Prev to Curr Pct Change: 15.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2026 DOVE CREEK SBR 60 3 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.3%	2 / 3.3%	2 / 3.3%	/
Mean / Median Ratio of Sales:	99.53% / 99.53%	99.53% / 99.53%	99.53% / 99.53%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	45	45	45	

Qualified Conventional

Count / Pct of Sales:	2 / 3.3%	2 / 3.3%	2 / 3.3%	/
Mean / Median Ratio of Sales:	99.53% / 99.53%	99.53% / 99.53%	99.53% / 99.53%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 1.7%	1 / 1.7%	/	1 / 1.7%
Mean / Median Ratio of Sales:	148.71% / 148.71%	148.71% / 148.71%	% / %	148.71% / 148.71%
Average 'Days On Market':	29	29		29

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$644,005

Average Current Yr Appr Val: \$677,792

Prev to Curr Pct Change: 5.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2048 ORLEANS PARK KER 20

Mkt Cd: Blue Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$780,499 Average Current Yr Appr Val: \$761,567 Prev to Curr Pct Change: -2.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2063

ELM CREEK ESTATES

JRP

2

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$126,100

Average Current Yr Appr Val: \$145,500

Prev to Curr Pct Change: 15.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2065	PRESTON COUNTRY ESTATES	JEV	25		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$946,752	Average Current Yr Appr Val: \$978,100	Prev to Curr Pct Change:	3.31 %		
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2)	Notice RAD Report				(All Nbhds)
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2067	WHIFFLETREE 7	VLH	181	4	2%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.2%	4 / 2.2%	3 / 1.7%	1 / 0.6%	
Mean / Median Ratio of Sales:	94.83% / 99.09%	94.83% / 99.09%	100.93% / 99.48%	76.53% / 76.53%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	97%	97%	98%	93%	
Average 'Days On Market':	31	31	26	47	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.2%	4 / 2.2%	3 / 1.7%	1 / 0.6%	
Mean / Median Ratio of Sales:	94.83% / 99.09%	94.83% / 99.09%	100.93% / 99.48%	76.53% / 76.53%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$838,873 Average Current Yr Appr Val: \$809,050 Prev to Curr Pct Change: -3.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2070

LAKE ROAD

IRS

1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

%

%

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$115,000

Average Current Yr Appr Val: \$115,000

Prev to Curr Pct Change:

0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name		Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2075	TWIN CREEKS (UNRECORDED)		NSH	2		
Mkt Cd:		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	%
Count of Properties Listed:						
Ratio of SalePrice / ListPrice:	%	%	%	%	%	
Average 'Days On Market':						
<u>Qualified Conventional</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	%
<u>Qualified REO</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>						
Count /Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	%
Average 'Days On Market':						
<u>Foreclosures</u>						
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$62,137

Average Current Yr Appr Val: \$67,770

Prev to Curr Pct Change: 9.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2085 **HIGHLAND CREEK ESTATES** **STN** **63** **1** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.6%	1 / 1.6%	1 / 1.6%	/
Mean / Median Ratio of Sales:	99.37% / 99.37%	99.37% / 99.37%	99.37% / 99.37%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	67	67	67	

Qualified Conventional

Count / Pct of Sales:	1 / 1.6%	1 / 1.6%	1 / 1.6%	/
Mean / Median Ratio of Sales:	99.37% / 99.37%	99.37% / 99.37%	99.37% / 99.37%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$769,975

Average Current Yr Appr Val: \$737,012

Prev to Curr Pct Change: -4.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2101

SUNRISE HILL #2

JRP

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$252,290

Average Current Yr Appr Val: \$438,688

Prev to Curr Pct Change: 73.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2116

SUNRISE HILL

JRP

5

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$195,384

Average Current Yr Appr Val: \$263,285

Prev to Curr Pct Change: 34.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2168 **THE OAKS ADDITION** **KER** **126** **5** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.2%	4 / 3.2%	2 / 1.6%	2 / 1.6%
Mean / Median Ratio of Sales:	100.22% / 100%	100.22% / 100%	98.8% / 98.8%	101.65% / 101.65%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%
Average 'Days On Market':	30	30	22	38

Qualified Conventional

Count / Pct of Sales:	4 / 3.2%	4 / 3.2%	2 / 1.6%	2 / 1.6%
Mean / Median Ratio of Sales:	100.22% / 100%	100.22% / 100%	98.8% / 98.8%	101.65% / 101.65%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.8%	1 / 0.8%	/	1 / 0.8%
Mean / Median Ratio of Sales:	106.05% / 106.05%	106.05% / 106.05%	% / %	106.05% / 106.05%
Average 'Days On Market':	27	27		27

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.79% / 0.00%	0.79% / 0.00%	0.00% / 0.00%	0.79% / 0.00%

Average Previous Yr Appr Val: \$420,339

Average Current Yr Appr Val: \$399,113

Prev to Curr Pct Change: -5.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2216	ESTATES OF FOREST CREEK 4	VLH	78	4	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 5.1%	4 / 5.1%	4 / 5.1%	/	
Mean / Median Ratio of Sales:	98.88% / 98.64%	98.88% / 98.64%	98.88% / 98.64%	% /	%
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	98%	98%	98%		%
Average 'Days On Market':	41	41	41		
Qualified Conventional					
Count / Pct of Sales:	4 / 5.1%	4 / 5.1%	4 / 5.1%	/	
Mean / Median Ratio of Sales:	98.88% / 98.64%	98.88% / 98.64%	98.88% / 98.64%	% /	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$717,498 Average Current Yr Appr Val: \$790,594 Prev to Curr Pct Change: 10.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2225 **ESTATES OF FOREST CREEK 5** **VLH** **153** **4** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	2 / 1.3%	2 / 1.3%
Mean / Median Ratio of Sales:	104.64% / 98.38%	104.64% / 98.38%	98.38% / 98.38%	110.91% / 110.91%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	96%	96%	100%	92%
Average 'Days On Market':	14	14	3	26

Qualified Conventional

Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	2 / 1.3%	2 / 1.3%
Mean / Median Ratio of Sales:	104.64% / 98.38%	104.64% / 98.38%	98.38% / 98.38%	110.91% / 110.91%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$829,682

Average Current Yr Appr Val: \$844,281

Prev to Curr Pct Change: 1.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2230	LLOYDTRACT 8	STN	91	1	1%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.1%	/	/	1 / 1.1%	
Mean / Median Ratio of Sales:	100.2% / 100.2%	% / %	% / %	100.2% / 100.2%	
Count of Properties Listed:	1			1	
Ratio of SalePrice / ListPrice:	100%	%	%	100%	
Average 'Days On Market':	2			2	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.1%	/	/	1 / 1.1%	
Mean / Median Ratio of Sales:	100.2% / 100.2%	% / %	% / %	100.2% / 100.2%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$370,124
 Average Current Yr Appr Val: \$367,912
 Prev to Curr Pct Change: -0.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2234 **WILLOW BROOK PARK ESTATES #1** **AKJ** **50** **1** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/
Mean / Median Ratio of Sales:	101.03% / 101.03%	101.03% / 101.03%	101.03% / 101.03%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	94%	94%	94%	%
Average 'Days On Market':	150	150	150	

Qualified Conventional

Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/
Mean / Median Ratio of Sales:	101.03% / 101.03%	101.03% / 101.03%	101.03% / 101.03%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$565,888

Average Current Yr Appr Val: \$546,972

Prev to Curr Pct Change: -3.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2240	ESTATES OF GLENEAGLES	CLS	32		
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,264,473
 Average Current Yr Appr Val: \$1,264,735
 Prev to Curr Pct Change: 0.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2252

LLOYDTRACT 10

STN

14

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$436,496

Average Current Yr Appr Val: \$454,820

Prev to Curr Pct Change: 4.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2280 SEVILLE OF THE HIGHLANDS #3 & 4 SBR 184 6 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.3%	6 / 3.3%	3 / 1.6%	3 / 1.6%
Mean / Median Ratio of Sales:	99.8% / 99.25%	99.8% / 99.25%	98.51% / 99.19%	101.08% / 99.3%
Count of Properties Listed:	6	6	3	3
Ratio of SalePrice / ListPrice:	97%	97%	98%	96%
Average 'Days On Market':	34	34	45	22

Qualified Conventional

Count / Pct of Sales:	6 / 3.3%	6 / 3.3%	3 / 1.6%	3 / 1.6%
Mean / Median Ratio of Sales:	99.8% / 99.25%	99.8% / 99.25%	98.51% / 99.19%	101.08% / 99.3%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$379,280

Average Current Yr Appr Val: \$375,554

Prev to Curr Pct Change: -0.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2289	HIGHLAND MEADOWS	NSH	156	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	3 / 1.9%	1 / 0.6%	
Mean / Median Ratio of Sales:	99.73% / 100.09%	99.73% / 100.09%	97.93% / 97.27%	105.12% / 105.12%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	97%	97%	98%	93%	
Average 'Days On Market':	24	24	11	66	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.6%	4 / 2.6%	3 / 1.9%	1 / 0.6%	
Mean / Median Ratio of Sales:	99.73% / 100.09%	99.73% / 100.09%	97.93% / 97.27%	105.12% / 105.12%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$441,773
 Average Current Yr Appr Val: \$488,573
 Prev to Curr Pct Change: 10.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2306 **BENT TREE WEST #5** **STN** **98** **3** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.1%	3 / 3.1%	2 / 2.0%	1 / 1.0%
Mean / Median Ratio of Sales:	98.5% / 99.9%	98.5% / 99.9%	96.65% / 96.65%	102.21% / 102.21%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	96%	100%
Average 'Days On Market':	41	41	12	101

Qualified Conventional

Count / Pct of Sales:	3 / 3.1%	3 / 3.1%	2 / 2.0%	1 / 1.0%
Mean / Median Ratio of Sales:	98.5% / 99.9%	98.5% / 99.9%	96.65% / 96.65%	102.21% / 102.21%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.02% / 0.00%	1.02% / 0.00%	0.00% / 0.00%	1.02% / 0.00%

Average Previous Yr Appr Val: \$735,915

Average Current Yr Appr Val: \$809,099

Prev to Curr Pct Change: 9.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2310 COVINGTON SQUARE VLH 131 6 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 4.6%	6 / 4.6%	3 / 2.3%	3 / 2.3%
Mean / Median Ratio of Sales:	99.07% / 99.01%	99.07% / 99.01%	98.82% / 99.69%	99.33% / 98.33%
Count of Properties Listed:	6	6	3	3
Ratio of SalePrice / ListPrice:	96%	96%	95%	97%
Average 'Days On Market':	52	52	11	93

Qualified Conventional

Count / Pct of Sales:	6 / 4.6%	6 / 4.6%	3 / 2.3%	3 / 2.3%
Mean / Median Ratio of Sales:	99.07% / 99.01%	99.07% / 99.01%	98.82% / 99.69%	99.33% / 98.33%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$506,495

Average Current Yr Appr Val: \$493,713

Prev to Curr Pct Change: -2.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2323	SETTLERS CREEK #5	IRS	87	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/	
Mean / Median Ratio of Sales:	99.81% / 99.81%	99.81% / 99.81%	99.81% / 99.81%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	38	38	38		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.1%	1 / 1.1%	1 / 1.1%	/	
Mean / Median Ratio of Sales:	99.81% / 99.81%	99.81% / 99.81%	99.81% / 99.81%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.15% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	1.15% / 0.00%	
Average Previous Yr Appr Val: \$476,095 Average Current Yr Appr Val: \$386,630 Prev to Curr Pct Change: -18.79 %					
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2)		Notice RAD Report		(All Nbhds)	
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2326 HARVESTWOOD EGM 128 4 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.1%	4 / 3.1%	3 / 2.3%	1 / 0.8%
Mean / Median Ratio of Sales:	98% / 98.68%	98% / 98.68%	95.85% / 94.4%	104.45% / 104.45%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	98%	98%	97%	101%
Average 'Days On Market':	6	6	7	3

Qualified Conventional

Count / Pct of Sales:	4 / 3.1%	4 / 3.1%	3 / 2.3%	1 / 0.8%
Mean / Median Ratio of Sales:	98% / 98.68%	98% / 98.68%	95.85% / 94.4%	104.45% / 104.45%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	3 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	3.13% / 0.00%	3.13% / 0.00%	2.34% / 0.00%	0.78% / 0.00%

Average Previous Yr Appr Val: \$410,155

Average Current Yr Appr Val: \$407,110

Prev to Curr Pct Change: -0.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2344LAKESIDE MANORJRP2

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$63,786

Average Current Yr Appr Val: \$106,310

Prev to Curr Pct Change: 66.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2347	DENHAM VILLAGE	VLH	122	8	7%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	7 / 5.7%	7 / 5.7%	4 / 3.3%	3 / 2.5%
Mean / Median Ratio of Sales:	100.6% / 96.63%	100.6% / 96.63%	100.32% / 95.39%	100.96% / 100.91%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%
Average 'Days On Market':	39	39	41	36
<u>Qualified Conventional</u>				
Count / Pct of Sales:	7 / 5.7%	7 / 5.7%	4 / 3.3%	3 / 2.5%
Mean / Median Ratio of Sales:	100.6% / 96.63%	100.6% / 96.63%	100.32% / 95.39%	100.96% / 100.91%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	1 / 0.8%	1 / 0.8%	1 / 0.8%	/
Mean / Median Ratio of Sales:	116.58% / 116.58%	116.58% / 116.58%	116.58% / 116.58%	% / %
Average 'Days On Market':	1	1	1	
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$631,323

Average Current Yr Appr Val: \$616,290

Prev to Curr Pct Change: -2.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2355	OAKWOOD GLEN #3	VLH	157	8	5%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	8 / 5.1%	8 / 5.1%	6 / 3.8%	2 / 1.3%
Mean / Median Ratio of Sales:	99.17% / 97.14%	99.17% / 97.14%	100.06% / 97.28%	96.5% / 96.5%
Count of Properties Listed:	8	8	6	2
Ratio of SalePrice / ListPrice:	98%	98%	98%	100%
Average 'Days On Market':	30	30	34	16
<u>Qualified Conventional</u>				
Count / Pct of Sales:	8 / 5.1%	8 / 5.1%	6 / 3.8%	2 / 1.3%
Mean / Median Ratio of Sales:	99.17% / 97.14%	99.17% / 97.14%	100.06% / 97.28%	96.5% / 96.5%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.64% / 0.00%	0.64% / 0.00%	0.00% / 0.00%	0.64% / 0.00%

Average Previous Yr Appr Val: \$553,912

Average Current Yr Appr Val: \$521,620

Prev to Curr Pct Change: -5.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2372

KINGSBOROUGH IN OLD SHEPARD PLACE

CLS

60

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,335,333

Average Current Yr Appr Val: \$1,167,556

Prev to Curr Pct Change: -12.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2373	GLEN HEATHER	CLW	76	7	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 9.2%	7 / 9.2%	5 / 6.6%	2 / 2.6%	
Mean / Median Ratio of Sales:	99.55% / 98.17%	99.55% / 98.17%	100.62% / 99.71%	96.87% / 96.87%	
Count of Properties Listed:	7	7	5	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%	
Average 'Days On Market':	13	13	17	3	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 9.2%	7 / 9.2%	5 / 6.6%	2 / 2.6%	
Mean / Median Ratio of Sales:	99.55% / 98.17%	99.55% / 98.17%	100.62% / 99.71%	96.87% / 96.87%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$797,619
 Average Current Yr Appr Val: \$836,803
 Prev to Curr Pct Change: 4.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2408	ROWLETT ESTATES	RAC	16	1	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 6.3%	/	/	1 / 6.3%	
Mean / Median Ratio of Sales:	99.63 % / 99.63 %	% / %	% / %	99.63 % / 99.63 %	
Count of Properties Listed:	1			1	
Ratio of SalePrice / ListPrice:	95 %	%	%	95 %	
Average 'Days On Market':	69			69	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 6.3%	/	/	1 / 6.3%	
Mean / Median Ratio of Sales:	99.63 % / 99.63 %	% / %	% / %	99.63 % / 99.63 %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,034,188 Average Current Yr Appr Val: \$1,162,758 Prev to Curr Pct Change: 12.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2410	MEADOW CREEK EST	CLP	61	2	3%
Mkt Cd:	Green Nbhd				
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 3.3%	2 / 3.3%	1 / 1.6%	1 / 1.6%	
Mean / Median Ratio of Sales:	106.58% / 106.58%	106.58% / 106.58%	108.73% / 108.73%	104.43% / 104.43%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%	
Average 'Days On Market':	66	66	61	72	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 3.3%	2 / 3.3%	1 / 1.6%	1 / 1.6%	
Mean / Median Ratio of Sales:	106.58% / 106.58%	106.58% / 106.58%	108.73% / 108.73%	104.43% / 104.43%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$521,551					
Average Current Yr Appr Val: \$571,930					
Prev to Curr Pct Change: 9.66 %					
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
Notice RAD Report					
(All Nbhds)					
Data as of 3/26/2025 10:18:53 AM					
Prepared by Collin Central Appraisal District					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2413

FOUNTAIN CREEK #1

NSH

69

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$568,087

Average Current Yr Appr Val: \$520,499

Prev to Curr Pct Change: -8.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2430	FAIRWAYS OF GLENEAGLES	CLW	84	4	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 4.8%	4 / 4.8%	3 / 3.6%	1 / 1.2%	
Mean / Median Ratio of Sales:	99.05% / 98.28%	99.05% / 98.28%	101.25% / 101.41%	92.45% / 92.45%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	100%	
Average 'Days On Market':	4	4	5	2	
Qualified Conventional					
Count / Pct of Sales:	4 / 4.8%	4 / 4.8%	3 / 3.6%	1 / 1.2%	
Mean / Median Ratio of Sales:	99.05% / 98.28%	99.05% / 98.28%	101.25% / 101.41%	92.45% / 92.45%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$862,742 Average Current Yr Appr Val: \$852,255 Prev to Curr Pct Change: -1.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2450	WILLOW BEND WEST #01	CLW	65	3	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 4.6%	2 / 3.1%	2 / 3.1%	1 / 1.5%	
Mean / Median Ratio of Sales:	101.35% / 98.07%	102.98% / 102.98%	102.98% / 102.98%	98.07% / 98.07%	
Count of Properties Listed:	3	2	2	1	
Ratio of SalePrice / ListPrice:	94%	96%	96%	89%	
Average 'Days On Market':	37	28	28	55	
Qualified Conventional					
Count / Pct of Sales:	3 / 4.6%	2 / 3.1%	2 / 3.1%	1 / 1.5%	
Mean / Median Ratio of Sales:	101.35% / 98.07%	102.98% / 102.98%	102.98% / 102.98%	98.07% / 98.07%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,158,478

Average Current Yr Appr Val: \$1,122,004

Prev to Curr Pct Change: -3.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2467

ESTATES OF CANYON CREEK

CLW

22

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,056,227

Average Current Yr Appr Val: \$1,036,020

Prev to Curr Pct Change: -1.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2496	FAIRFAX HILL	NSH	167	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 2.4%	4 / 2.4%	4 / 2.4%	/	
Mean / Median Ratio of Sales:	99.59% / 98.56%	99.59% / 98.56%	99.59% / 98.56%	% / %	%
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	30	30	30		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 2.4%	4 / 2.4%	4 / 2.4%	/	
Mean / Median Ratio of Sales:	99.59% / 98.56%	99.59% / 98.56%	99.59% / 98.56%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$623,151
 Average Current Yr Appr Val: \$603,039
 Prev to Curr Pct Change: -3.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2520	STELLAR COURT	STN	75	4	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 5.3%	4 / 5.3%	3 / 4.0%	1 / 1.3%	
Mean / Median Ratio of Sales:	99.69% / 99.83%	99.69% / 99.83%	98.65% / 99.59%	102.8% / 102.8%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	79	79	69	109	
Qualified Conventional					
Count / Pct of Sales:	4 / 5.3%	4 / 5.3%	3 / 4.0%	1 / 1.3%	
Mean / Median Ratio of Sales:	99.69% / 99.83%	99.69% / 99.83%	98.65% / 99.59%	102.8% / 102.8%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$435,502 Average Current Yr Appr Val: \$428,675 Prev to Curr Pct Change: -1.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2534	HUNTERS GATE	CLP	113	5	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 4.4%	3 / 2.7%	2 / 1.8%	3 / 2.7%	
Mean / Median Ratio of Sales:	97.49% / 97.02%	95.86% / 97.02%	95.29% / 95.29%	98.96% / 97.02%	
Count of Properties Listed:	5	3	2	3	
Ratio of SalePrice / ListPrice:	104%	109%	112%	99%	
Average 'Days On Market':	15	8	9	20	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 4.4%	3 / 2.7%	2 / 1.8%	3 / 2.7%	
Mean / Median Ratio of Sales:	97.49% / 97.02%	95.86% / 97.02%	95.29% / 95.29%	98.96% / 97.02%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$415,262 Average Current Yr Appr Val: \$444,671 Prev to Curr Pct Change: 7.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2537	OAK CREEK ESTATES	CLP	74	1	1%
Mkt Cd: Blue Nbhd					
					</

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2567	PRESTON CREST	JEV	101	4	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 4.0%	4 / 4.0%	3 / 3.0%	1 / 1.0%	
Mean / Median Ratio of Sales:	99.97% / 99.87%	99.97% / 99.87%	99.68% / 98.9%	100.84% / 100.84%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%	
Average 'Days On Market':	31	31	23	55	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 4.0%	4 / 4.0%	3 / 3.0%	1 / 1.0%	
Mean / Median Ratio of Sales:	99.97% / 99.87%	99.97% / 99.87%	99.68% / 98.9%	100.84% / 100.84%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$578,489 Average Current Yr Appr Val: \$589,415 Prev to Curr Pct Change: 1.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2582	MIDWAY PARK	STN	36	2	6%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 5.6%	2 / 5.6%	1 / 2.8%	1 / 2.8%	
Mean / Median Ratio of Sales:	99.87% / 99.87%	99.87% / 99.87%	92.67% / 92.67%	107.08% / 107.08%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	97%	99%	
Average 'Days On Market':	12	12	7	17	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 5.6%	2 / 5.6%	1 / 2.8%	1 / 2.8%	
Mean / Median Ratio of Sales:	99.87% / 99.87%	99.87% / 99.87%	92.67% / 92.67%	107.08% / 107.08%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$602,718 Average Current Yr Appr Val: \$559,447 Prev to Curr Pct Change: -7.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2610 REFLECTIONS OF OLD SHEPARD PLACE CLW 83 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.4%	2 / 2.4%	1 / 1.2%	1 / 1.2%
Mean / Median Ratio of Sales:	99.73% / 99.73%	99.73% / 99.73%	95.77% / 95.77%	103.69% / 103.69%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	100%	100%	102%	97%
Average 'Days On Market':	3	3	2	4

Qualified Conventional

Count / Pct of Sales:	2 / 2.4%	2 / 2.4%	1 / 1.2%	1 / 1.2%
Mean / Median Ratio of Sales:	99.73% / 99.73%	99.73% / 99.73%	95.77% / 95.77%	103.69% / 103.69%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$666,371

Average Current Yr Appr Val: \$675,953

Prev to Curr Pct Change: 1.44 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2612 SHEPARDS GLEN CLW 86 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.3%	2 / 2.3%	2 / 2.3%	/
Mean / Median Ratio of Sales:	99.07% / 99.07%	99.07% / 99.07%	99.07% / 99.07%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	7	7	7	

Qualified Conventional

Count / Pct of Sales:	2 / 2.3%	2 / 2.3%	2 / 2.3%	/
Mean / Median Ratio of Sales:	99.07% / 99.07%	99.07% / 99.07%	99.07% / 99.07%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$722,230

Average Current Yr Appr Val: \$832,705

Prev to Curr Pct Change: 15.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2613 **FAIRWAYS OF GLENEAGLES #2** **CLW** **35** **3** **9%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 8.6%	3 / 8.6%	2 / 5.7%	1 / 2.9%
Mean / Median Ratio of Sales:	104.46% / 99.18%	104.46% / 99.18%	107.1% / 107.1%	99.18% / 99.18%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	95%	95%	94%	96%
Average 'Days On Market':	52	52	69	19

Qualified Conventional

Count / Pct of Sales:	3 / 8.6%	3 / 8.6%	2 / 5.7%	1 / 2.9%
Mean / Median Ratio of Sales:	104.46% / 99.18%	104.46% / 99.18%	107.1% / 107.1%	99.18% / 99.18%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$946,134

Average Current Yr Appr Val: \$995,637

Prev to Curr Pct Change: 5.23 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2617 ROSEMEADE PLACE STN 93 3 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	2 / 2.2%	1 / 1.1%
Mean / Median Ratio of Sales:	100.5% / 99.77%	100.5% / 99.77%	97.87% / 97.87%	105.77% / 105.77%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	96%	96%	96%	94%
Average 'Days On Market':	25	25	11	54

Qualified Conventional

Count / Pct of Sales:	3 / 3.2%	3 / 3.2%	2 / 2.2%	1 / 1.1%
Mean / Median Ratio of Sales:	100.5% / 99.77%	100.5% / 99.77%	97.87% / 97.87%	105.77% / 105.77%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$433,371

Average Current Yr Appr Val: \$433,933

Prev to Curr Pct Change: 0.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2640	PRESTON PARKSIDE ESTATES	STN	93	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 2.2%	1 / 1.1%	1 / 1.1%	1 / 1.1%	
Mean / Median Ratio of Sales:	100.22% / 100.22%	99.56% / 99.56%	99.56% / 99.56%	100.89% / 100.89%	
Count of Properties Listed:	2	1	1	1	
Ratio of SalePrice / ListPrice:	98%	100%	100%	96%	
Average 'Days On Market':	16	3	3	29	
Qualified Conventional					
Count / Pct of Sales:	2 / 2.2%	1 / 1.1%	1 / 1.1%	1 / 1.1%	
Mean / Median Ratio of Sales:	100.22% / 100.22%	99.56% / 99.56%	99.56% / 99.56%	100.89% / 100.89%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.08% / 0.00%	1.08% / 0.00%	1.08% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$731,181
 Average Current Yr Appr Val: \$763,480
 Prev to Curr Pct Change: 4.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2649 PRESTON MEADOW V PHASE 1 NSH 84 1 1%

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	1 / 1.2%	/
Mean / Median Ratio of Sales:	96.75% / 96.75%	96.75% / 96.75%	96.75% / 96.75%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	84	84	84	

Qualified Conventional

Count / Pct of Sales:	1 / 1.2%	1 / 1.2%	1 / 1.2%	/
Mean / Median Ratio of Sales:	96.75% / 96.75%	96.75% / 96.75%	96.75% / 96.75%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$556,730 Average Current Yr Appr Val: \$666,622 Prev to Curr Pct Change: 19.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2650	FAIRFAX MEADOWS	NSH	108	3	3%
Mkt Cd:	Green Nbhd				
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	1 / 0.9%	1 / 0.9%	
Mean / Median Ratio of Sales:	98.98% / 98.98%	98.98% / 98.98%	100.74% / 100.74%	97.22% / 97.22%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%	
Average 'Days On Market':	52	52	47	57	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	1 / 0.9%	1 / 0.9%	
Mean / Median Ratio of Sales:	98.98% / 98.98%	98.98% / 98.98%	100.74% / 100.74%	97.22% / 97.22%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/	
Mean / Median Ratio of Sales:	140.21% / 140.21%	140.21% / 140.21%	140.21% / 140.21%	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$580,206

Average Current Yr Appr Val: \$543,765

Prev to Curr Pct Change: -6.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2661

AMELIA COURT PATIO HOMES

CLW

48

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$401,966

Average Current Yr Appr Val: \$352,931

Prev to Curr Pct Change: -12.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2662

DEERFIELD WEST #1

NSH

104

3

3%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

3 / 2.9%

3 / 2.9%

2 / 1.9%

1 / 1.0%

Mean / Median Ratio of Sales:

99.93% / 99.86%

99.93% / 99.86%

99.96% / 99.96%

99.86% / 99.86%

Count of Properties Listed:

2

2

1

1

Ratio of SalePrice / ListPrice:

99%

99%

99%

100%

Average 'Days On Market':

11

11

13

9

Qualified Conventional

Count / Pct of Sales:

3 / 2.9%

3 / 2.9%

2 / 1.9%

1 / 1.0%

Mean / Median Ratio of Sales:

99.93% / 99.86%

99.93% / 99.86%

99.96% / 99.96%

99.86% / 99.86%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$574,445

Average Current Yr Appr Val: \$643,262

Prev to Curr Pct Change: 11.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2676	FOUNTAIN CREEK #3	NSH	86	5	6%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		5 / 5.8%	5 / 5.8%	3 / 3.5%	2 / 2.3%
Mean / Median Ratio of Sales:		98.76% / 100.13%	98.76% / 100.13%	99.33% / 100.13%	97.92% / 97.92%
Count of Properties Listed:		5	5	3	2
Ratio of SalePrice / ListPrice:		100%	100%	103%	95%
Average 'Days On Market':		24	24	14	40
<u>Qualified Conventional</u>					
Count / Pct of Sales:		5 / 5.8%	5 / 5.8%	3 / 3.5%	2 / 2.3%
Mean / Median Ratio of Sales:		98.76% / 100.13%	98.76% / 100.13%	99.33% / 100.13%	97.92% / 97.92%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$406,910 Average Current Yr Appr Val: \$496,494 Prev to Curr Pct Change: 22.02 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2686 ESTATES OF BENT TREE WEST STN 32 3 9%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 6.3%	2 / 6.3%	1 / 3.1%	1 / 3.1%
Mean / Median Ratio of Sales:	99.81% / 99.81%	99.81% / 99.81%	103.71% / 103.71%	95.91% / 95.91%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	98%	98%	100%	97%
Average 'Days On Market':	23	23	45	2

Qualified Conventional

Count / Pct of Sales:	2 / 6.3%	2 / 6.3%	1 / 3.1%	1 / 3.1%
Mean / Median Ratio of Sales:	99.81% / 99.81%	99.81% / 99.81%	103.71% / 103.71%	95.91% / 95.91%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 3.1%	1 / 3.1%	/	1 / 3.1%
Mean / Median Ratio of Sales:	121.24% / 121.24%	121.24% / 121.24%	% / %	121.24% / 121.24%
Average 'Days On Market':	211	211		211

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$800,754

Average Current Yr Appr Val: \$930,422

Prev to Curr Pct Change: 16.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2688 **MOSS CREEK ESTATES NORTH #2** **STN** **68** **1** **1%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	1 / 1.5%	/
Mean / Median Ratio of Sales:	99.82% / 99.82%	99.82% / 99.82%	99.82% / 99.82%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	15	15	15	

Qualified Conventional

Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	1 / 1.5%	/
Mean / Median Ratio of Sales:	99.82% / 99.82%	99.82% / 99.82%	99.82% / 99.82%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$531,330

Average Current Yr Appr Val: \$547,302

Prev to Curr Pct Change: 3.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2706	WEMBLEY COURT	CLP	79	5	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 6.3%	4 / 5.1%	1 / 1.3%	4 / 5.1%	
Mean / Median Ratio of Sales:	97.22% / 98.79%	98.5% / 99.46%	100.13% / 100.13%	96.49% / 96.24%	
Count of Properties Listed:	5	4	1	4	
Ratio of SalePrice / ListPrice:	100%	99%	101%	100%	
Average 'Days On Market':	15	18	6	17	
Qualified Conventional					
Count / Pct of Sales:	5 / 6.3%	4 / 5.1%	1 / 1.3%	4 / 5.1%	
Mean / Median Ratio of Sales:	97.22% / 98.79%	98.5% / 99.46%	100.13% / 100.13%	96.49% / 96.24%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	3 / 0	2 / 0	2 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	3.80% / 0.00%	2.53% / 0.00%	2.53% / 0.00%	1.27% / 0.00%	

Average Previous Yr Appr Val: \$483,490
 Average Current Yr Appr Val: \$470,478
 Prev to Curr Pct Change: -2.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2718	HUNTERS GLEN VILLAGE	CLP	133	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 3.0%	4 / 3.0%	4 / 3.0%	/	
Mean / Median Ratio of Sales:	99.05% / 98.17%	99.05% / 98.17%	99.05% / 98.17%	% / %	%
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	101%	101%	101%	%	
Average 'Days On Market':	10	10	10		
Qualified Conventional					
Count / Pct of Sales:	4 / 3.0%	4 / 3.0%	4 / 3.0%	/	
Mean / Median Ratio of Sales:	99.05% / 98.17%	99.05% / 98.17%	99.05% / 98.17%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$576,953 Average Current Yr Appr Val: \$591,465 Prev to Curr Pct Change: 2.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2723	ESTATES AT FOUNTAIN CREEK	NSH	67	1	1%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	1 / 1.5%	/	
Mean / Median Ratio of Sales:	99.85% / 99.85%	99.85% / 99.85%	99.85% / 99.85%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	10	10	10		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	1 / 1.5%	/	
Mean / Median Ratio of Sales:	99.85% / 99.85%	99.85% / 99.85%	99.85% / 99.85%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$607,959 Average Current Yr Appr Val: \$665,521 Prev to Curr Pct Change: 9.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2744

WESTEND

EGM

1

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

Average Previous Yr Appr Val: \$49,729

Average Current Yr Appr Val: \$57,927

Prev to Curr Pct Change: 16.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2749	DEER CREEK AT PRESTON MEADOW	NSH	68	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/	
Mean / Median Ratio of Sales:	100.24% / 100.24%	100.24% / 100.24%	100.24% / 100.24%	% /	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	92%	92%	92%		%
Average 'Days On Market':	29	29	29		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/	
Mean / Median Ratio of Sales:	100.24% / 100.24%	100.24% / 100.24%	100.24% / 100.24%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$391,866 Average Current Yr Appr Val: \$422,939 Prev to Curr Pct Change: 7.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2766

LAKERIDGE FARMS

IRS

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$550,929

Average Current Yr Appr Val: \$600,879

Prev to Curr Pct Change: 9.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2785 **NORTHWOOD** **EGM** **102** **4** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.9%	3 / 2.9%	3 / 2.9%	/
Mean / Median Ratio of Sales:	101.44% / 99.98%	101.44% / 99.98%	101.44% / 99.98%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	37	37	37	

Qualified Conventional

Count / Pct of Sales:	3 / 2.9%	3 / 2.9%	3 / 2.9%	/
Mean / Median Ratio of Sales:	101.44% / 99.98%	101.44% / 99.98%	101.44% / 99.98%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 1.0%	1 / 1.0%	/	1 / 1.0%
Mean / Median Ratio of Sales:	119.14% / 119.14%	119.14% / 119.14%	% / %	119.14% / 119.14%
Average 'Days On Market':	29	29		29

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$460,025

Average Current Yr Appr Val: \$516,895

Prev to Curr Pct Change: 12.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2786

SPRING BEND

JEV

119

1

1%

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 0.8%

1 / 0.8%

1 / 0.8%

/

Mean / Median Ratio of Sales:

99.88% / 99.88%

99.88% / 99.88%

99.88% / 99.88%

% / %

Count of Properties Listed:

1

1

1

Ratio of SalePrice / ListPrice:

101%

101%

101%

%

Average 'Days On Market':

5

5

5

Qualified Conventional

Count / Pct of Sales:

1 / 0.8%

1 / 0.8%

1 / 0.8%

/

Mean / Median Ratio of Sales:

99.88% / 99.88%

99.88% / 99.88%

99.88% / 99.88%

% / %

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Foreclosures

Count of 'Posted' / 'Struck Off':

3 / 0

3 / 0

2 / 0

1 / 0

Pct of Props 'Posted' / 'Struck Off':

2.52% / 0.00%

2.52% / 0.00%

1.68% / 0.00%

0.84% / 0.00%

Average Previous Yr Appr Val: \$437,189

Average Current Yr Appr Val: \$413,680

Prev to Curr Pct Change: -5.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2792 RIVERSTONE COURT STN 53 1 2%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.9%	/	/	1 / 1.9%
Mean / Median Ratio of Sales:	100.18% / 100.18%	% / %	% / %	100.18% / 100.18%
Count of Properties Listed:	1			1
Ratio of SalePrice / ListPrice:	98%	%	%	98%
Average 'Days On Market':	17			17

Qualified Conventional

Count / Pct of Sales:	1 / 1.9%	/	/	1 / 1.9%
Mean / Median Ratio of Sales:	100.18% / 100.18%	% / %	% / %	100.18% / 100.18%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$377,216 Average Current Yr Appr Val: \$403,760 Prev to Curr Pct Change: 7.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2801 MEADOW RIDGE NSH 63 2 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.2%	2 / 3.2%	1 / 1.6%	1 / 1.6%
Mean / Median Ratio of Sales:	100.14% / 100.14%	100.14% / 100.14%	101.04% / 101.04%	99.25% / 99.25%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	97%	97%	95%	100%
Average 'Days On Market':	12	12	20	4

Qualified Conventional

Count / Pct of Sales:	2 / 3.2%	2 / 3.2%	1 / 1.6%	1 / 1.6%
Mean / Median Ratio of Sales:	100.14% / 100.14%	100.14% / 100.14%	101.04% / 101.04%	99.25% / 99.25%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$566,875

Average Current Yr Appr Val: \$624,381

Prev to Curr Pct Change: 10.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2807	BRIDGE POINT	LHR	73	6	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 8.2%	6 / 8.2%	4 / 5.5%	2 / 2.7%	
Mean / Median Ratio of Sales:	99.87% / 99.61%	99.87% / 99.61%	100.01% / 99.51%	99.61% / 99.61%	
Count of Properties Listed:	6	6	4	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	97%	
Average 'Days On Market':	23	23	8	53	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 8.2%	6 / 8.2%	4 / 5.5%	2 / 2.7%	
Mean / Median Ratio of Sales:	99.87% / 99.61%	99.87% / 99.61%	100.01% / 99.51%	99.61% / 99.61%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$530,885 Average Current Yr Appr Val: \$540,476 Prev to Curr Pct Change: 1.81 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2812	EMERALD LANE	CLP	57	2	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 3.5%	2 / 3.5%	2 / 3.5%	/	
Mean / Median Ratio of Sales:	99.83% / 99.83%	99.83% / 99.83%	99.83% / 99.83%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	107	107	107		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 3.5%	2 / 3.5%	2 / 3.5%	/	
Mean / Median Ratio of Sales:	99.83% / 99.83%	99.83% / 99.83%	99.83% / 99.83%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$494,511 Average Current Yr Appr Val: \$518,054 Prev to Curr Pct Change: 4.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2826 **KINGS COURT OF WILLOW BEND** **CLS** **68** **3** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 4.4%	3 / 4.4%	2 / 2.9%	1 / 1.5%
Mean / Median Ratio of Sales:	104.78% / 99.96%	104.78% / 99.96%	107.19% / 107.19%	99.96% / 99.96%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	12	12	8	21

Qualified Conventional

Count / Pct of Sales:	3 / 4.4%	3 / 4.4%	2 / 2.9%	1 / 1.5%
Mean / Median Ratio of Sales:	104.78% / 99.96%	104.78% / 99.96%	107.19% / 107.19%	99.96% / 99.96%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	2 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	4.41% / 0.00%	4.41% / 0.00%	2.94% / 0.00%	1.47% / 0.00%

Average Previous Yr Appr Val: \$1,363,051

Average Current Yr Appr Val: \$1,397,982

Prev to Curr Pct Change: 2.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2845 **BRADFORD ESTATES** **NSH** **82** **4** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.9%	4 / 4.9%	2 / 2.4%	2 / 2.4%
Mean / Median Ratio of Sales:	97.88% / 98.05%	97.88% / 98.05%	94% / 94%	101.76% / 101.76%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	24	24	21	26

Qualified Conventional

Count / Pct of Sales:	4 / 4.9%	4 / 4.9%	2 / 2.4%	2 / 2.4%
Mean / Median Ratio of Sales:	97.88% / 98.05%	97.88% / 98.05%	94% / 94%	101.76% / 101.76%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$564,111

Average Current Yr Appr Val: \$527,946

Prev to Curr Pct Change: -6.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhhd Code	Neighborhood Name		Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2849	GREENWAY COURT		LEM	61		
Mkt Cd:		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
Count of Properties Listed:						
Ratio of SalePrice / ListPrice:	%	%	%	%	%	
Average 'Days On Market':						
<u>Qualified Conventional</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>						
Count / Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
<u>Disqualified</u>						
Count /Pct of Sales:	/	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %	
Average 'Days On Market':						
<u>Foreclosures</u>						
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$426,287

Average Current Yr Appr Val: \$446,808

Prev to Curr Pct Change: 4.81 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2855	NICOLE PLACE	CLW	23		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$390,748
 Average Current Yr Appr Val: \$400,355
 Prev to Curr Pct Change: 2.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2856	PARKDALE	VLH	89		
Mkt Cd: Blue Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2860	RAVENGLASS ESTATES	JRP	69	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	/	2 / 2.9%	
Mean / Median Ratio of Sales:	99.67% / 99.67%	99.67% / 99.67%	% / %	99.67% / 99.67%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	98%	98%	%	98%	
Average 'Days On Market':	41	41		41	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	/	2 / 2.9%	
Mean / Median Ratio of Sales:	99.67% / 99.67%	99.67% / 99.67%	% / %	99.67% / 99.67%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.45% / 0.00%	1.45% / 0.00%	0.00% / 0.00%	1.45% / 0.00%	

Average Previous Yr Appr Val: \$550,085 Average Current Yr Appr Val: \$521,259 Prev to Curr Pct Change: -5.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2882 CUSTER CREEK ESTATES VLH 110 1 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/
Mean / Median Ratio of Sales:	100.1% / 100.1%	100.1% / 100.1%	100.1% / 100.1%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	101%	101%	101%	%
Average 'Days On Market':	7	7	7	

Qualified Conventional

Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/
Mean / Median Ratio of Sales:	100.1% / 100.1%	100.1% / 100.1%	100.1% / 100.1%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$410,922

Average Current Yr Appr Val: \$445,894

Prev to Curr Pct Change: 8.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2887	BLUE RIDGE NORTH	EGM	2		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$127,454
 Average Current Yr Appr Val: \$279,301
 Prev to Curr Pct Change: 119.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2901	JOHN RASOR #2	EGM	19		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$370,173 Average Current Yr Appr Val: \$419,457 Prev to Curr Pct Change: 13.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2924 PARKBROOKE #1 STN 97 3 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.1%	3 / 3.1%	3 / 3.1%	/
Mean / Median Ratio of Sales:	99.65% / 100.06%	99.65% / 100.06%	99.65% / 100.06%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	21	21	21	

Qualified Conventional

Count / Pct of Sales:	3 / 3.1%	3 / 3.1%	3 / 3.1%	/
Mean / Median Ratio of Sales:	99.65% / 100.06%	99.65% / 100.06%	99.65% / 100.06%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$735,813

Average Current Yr Appr Val: \$763,433

Prev to Curr Pct Change: 3.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2947	THE TRAILS	VLH	299	11	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	11 / 3.7%	11 / 3.7%	6 / 2.0%	5 / 1.7%	
Mean / Median Ratio of Sales:	100.28% / 99.68%	100.28% / 99.68%	100.28% / 98.81%	100.29% / 101.23%	
Count of Properties Listed:	11	11	6	5	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	35	35	24	49	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	11 / 3.7%	11 / 3.7%	6 / 2.0%	5 / 1.7%	
Mean / Median Ratio of Sales:	100.28% / 99.68%	100.28% / 99.68%	100.28% / 98.81%	100.29% / 101.23%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$418,943 Average Current Yr Appr Val: \$423,993 Prev to Curr Pct Change: 1.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2965 HICKORY STREET VILLAGE #1 (TOWNHOMES) KMG 49 5 10%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 8.2%	4 / 8.2%	2 / 4.1%	2 / 4.1%
Mean / Median Ratio of Sales:	100.42% / 100.04%	100.42% / 100.04%	100.91% / 100.91%	99.93% / 99.93%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	98%	98%	102%	95%
Average 'Days On Market':	90	90	24	156

Qualified Conventional

Count / Pct of Sales:	4 / 8.2%	4 / 8.2%	2 / 4.1%	2 / 4.1%
Mean / Median Ratio of Sales:	100.42% / 100.04%	100.42% / 100.04%	100.91% / 100.91%	99.93% / 99.93%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 2.0%	1 / 2.0%	/	1 / 2.0%
Mean / Median Ratio of Sales:	135.45% / 135.45%	135.45% / 135.45%	% / %	135.45% / 135.45%
Average 'Days On Market':	36	36		36

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$303,707

Average Current Yr Appr Val: \$276,827

Prev to Curr Pct Change: -8.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S2975

JAMES K SMITH

AKJ

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$30,816

Average Current Yr Appr Val: \$39,316

Prev to Curr Pct Change: 27.58 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2979	TIMBER CROSSING				LHR	67	3	4%
Mkt Cd:	Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:		3 / 4.5%		3 / 4.5%		2 / 3.0%		1 / 1.5%
Mean / Median Ratio of Sales:		100.84% / 98.9%		100.84% / 98.9%		101.8% / 101.8%		98.9% / 98.9%
Count of Properties Listed:		3		3		2		1
Ratio of SalePrice / ListPrice:		99%		99%		99%		99%
Average 'Days On Market':		45		45		58		21
<u>Qualified Conventional</u>								
Count / Pct of Sales:		3 / 4.5%		3 / 4.5%		2 / 3.0%		1 / 1.5%
Mean / Median Ratio of Sales:		100.84% / 98.9%		100.84% / 98.9%		101.8% / 101.8%		98.9% / 98.9%
<u>Qualified REO</u>								
Count / Pct of Sales:		/		/		/		/
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %
<u>Disqualified</u>								
Count /Pct of Sales:		/		/		/		/
Mean / Median Ratio of Sales:		% / %		% / %		% / %		% / %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':		0 / 0		0 / 0		0 / 0		0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%
Average Previous Yr Appr Val: \$858,345		Average Current Yr Appr Val: \$932,150				Prev to Curr Pct Change: 8.6 %		
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.								
Prior YTD Date Range:		2/1/2024 thru 1/31/2025			1st 3Qtrs Date Range:		1/1/2024 thru 8/31/2024	
Prior Year Date Range:		1/1/2024 thru 12/31/2024			Jan 1 Bracket Date Range:		9/1/2024 thru 1/31/2025	
e Codes: A1,A2,A3,A4,B2,E1,E2)		Notice RAD Report					(All Nbhd	
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S2992	WILLOW BEND POLO #C	CLW	37		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$791,338
 Average Current Yr Appr Val: \$756,445
 Prev to Curr Pct Change: -4.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3012 **HAVERSHAM** **JEV** **82** **4** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.7%	3 / 3.7%	1 / 1.2%	2 / 2.4%
Mean / Median Ratio of Sales:	96.23% / 96.18%	96.23% / 96.18%	96.18% / 96.18%	96.25% / 96.25%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	95%	95%	94%	96%
Average 'Days On Market':	66	66	7	96

Qualified Conventional

Count / Pct of Sales:	3 / 3.7%	3 / 3.7%	1 / 1.2%	2 / 2.4%
Mean / Median Ratio of Sales:	96.23% / 96.18%	96.23% / 96.18%	96.18% / 96.18%	96.25% / 96.25%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 1.2%	1 / 1.2%	/	1 / 1.2%
Mean / Median Ratio of Sales:	137.07% / 137.07%	137.07% / 137.07%	% / %	137.07% / 137.07%
Average 'Days On Market':	83	83		83

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	2.44% / 0.00%	2.44% / 0.00%	1.22% / 0.00%	1.22% / 0.00%

Average Previous Yr Appr Val: \$585,824

Average Current Yr Appr Val: \$547,729

Prev to Curr Pct Change: -6.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3013	RIDGE GATE ESTATES	KER	55	1	2%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/	
Mean / Median Ratio of Sales:	125.19% / 125.19%	125.19% / 125.19%	125.19% / 125.19%	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$438,645 Average Current Yr Appr Val: \$421,068 Prev to Curr Pct Change: -4.01 % *Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2) Notice RAD Report (All Nbhds) Data as of 3/26/2025 10:18:53 AM Prepared by Collin Central Appraisal District Page 1719 of 2028					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3026

PEAR RIDGE ESTS #2

JRP

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$68,250

Average Current Yr Appr Val: \$95,550

Prev to Curr Pct Change: 40 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3059 MEADOW GLEN AT ELDORADO SBR 44 1 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.3%	1 / 2.3%	/	1 / 2.3%
Mean / Median Ratio of Sales:	100.02% / 100.02%	100.02% / 100.02%	% / %	100.02% / 100.02%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	99%	99%	%	99%
Average 'Days On Market':	52	52		52

Qualified Conventional

Count / Pct of Sales:	1 / 2.3%	1 / 2.3%	/	1 / 2.3%
Mean / Median Ratio of Sales:	100.02% / 100.02%	100.02% / 100.02%	% / %	100.02% / 100.02%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$454,257

Average Current Yr Appr Val: \$434,809

Prev to Curr Pct Change: -4.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3061	FOREST RIDGE	HRH	57	5	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 8.8%	5 / 8.8%	5 / 8.8%	/	
Mean / Median Ratio of Sales:	99.99% / 100.72%	99.99% / 100.72%	99.99% / 100.72%	% /	%
Count of Properties Listed:	5	5	5		
Ratio of SalePrice / ListPrice:	98%	98%	98%		%
Average 'Days On Market':	54	54	54		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 8.8%	5 / 8.8%	5 / 8.8%	/	
Mean / Median Ratio of Sales:	99.99% / 100.72%	99.99% / 100.72%	99.99% / 100.72%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,089,103 Average Current Yr Appr Val: \$1,063,387 Prev to Curr Pct Change: -2.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3082 **HIGHLAND CREEK MANOR** **STN** **163** **10** **6%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 6.1%	10 / 6.1%	4 / 2.5%	6 / 3.7%
Mean / Median Ratio of Sales:	98.58% / 97.96%	98.58% / 97.96%	95.78% / 93.1%	100.45% / 99.94%
Count of Properties Listed:	10	10	4	6
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%
Average 'Days On Market':	40	40	18	55

Qualified Conventional

Count / Pct of Sales:	10 / 6.1%	10 / 6.1%	4 / 2.5%	6 / 3.7%
Mean / Median Ratio of Sales:	98.58% / 97.96%	98.58% / 97.96%	95.78% / 93.1%	100.45% / 99.94%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$518,653

Average Current Yr Appr Val: \$525,148

Prev to Curr Pct Change: 1.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3085 MIDWAY CROSSING STN 96 3 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.1%	2 / 2.1%	/	2 / 2.1%
Mean / Median Ratio of Sales:	99.95% / 99.95%	99.95% / 99.95%	% / %	99.95% / 99.95%
Count of Properties Listed:	2	2		2
Ratio of SalePrice / ListPrice:	100%	100%	%	100%
Average 'Days On Market':	14	14		14

Qualified Conventional

Count / Pct of Sales:	2 / 2.1%	2 / 2.1%	/	2 / 2.1%
Mean / Median Ratio of Sales:	99.95% / 99.95%	99.95% / 99.95%	% / %	99.95% / 99.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 1.0%	1 / 1.0%	/	1 / 1.0%
Mean / Median Ratio of Sales:	117.04% / 117.04%	117.04% / 117.04%	% / %	117.04% / 117.04%
Average 'Days On Market':	194	194		194

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$410,950

Average Current Yr Appr Val: \$452,016

Prev to Curr Pct Change: 9.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3102	ST GEORGE ESTATES	SBR	18		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$737,299
 Average Current Yr Appr Val: \$800,948
 Prev to Curr Pct Change: 8.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3118 HAVERWOOD MEADOWS STN 81 6 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 6.2%	5 / 6.2%	2 / 2.5%	3 / 3.7%
Mean / Median Ratio of Sales:	101.45% / 100.07%	101.45% / 100.07%	105.23% / 105.23%	98.93% / 98.28%
Count of Properties Listed:	5	5	2	3
Ratio of SalePrice / ListPrice:	95%	95%	91%	98%
Average 'Days On Market':	33	33	40	28

Qualified Conventional

Count / Pct of Sales:	5 / 6.2%	5 / 6.2%	2 / 2.5%	3 / 3.7%
Mean / Median Ratio of Sales:	101.45% / 100.07%	101.45% / 100.07%	105.23% / 105.23%	98.93% / 98.28%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 1.2%	1 / 1.2%	/	1 / 1.2%
Mean / Median Ratio of Sales:	124.42% / 124.42%	124.42% / 124.42%	% / %	124.42% / 124.42%
Average 'Days On Market':	174	174		174

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$648,921

Average Current Yr Appr Val: \$690,618

Prev to Curr Pct Change: 6.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3159 CAMBRIDGE PLACE AT PRESTON TRAIL STN 16 1 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 6.3%	1 / 6.3%	1 / 6.3%	/
Mean / Median Ratio of Sales:	8.7% / 8.7%	8.7% / 8.7%	8.7% / 8.7%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	1	1	1	

Qualified Conventional

Count / Pct of Sales:	1 / 6.3%	1 / 6.3%	1 / 6.3%	/
Mean / Median Ratio of Sales:	8.7% / 8.7%	8.7% / 8.7%	8.7% / 8.7%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$72,295

Average Current Yr Appr Val: \$78,129

Prev to Curr Pct Change: 8.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3160 **ROCKCREEK PLACE** **NSH** **83** **8** **10%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	8 / 9.6%	8 / 9.6%	5 / 6.0%	3 / 3.6%
Mean / Median Ratio of Sales:	101.3% / 100.03%	101.3% / 100.03%	102.53% / 103.66%	99.24% / 99.64%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	101%	101%	102%	99%
Average 'Days On Market':	10	10	3	19

Qualified Conventional

Count / Pct of Sales:	8 / 9.6%	8 / 9.6%	5 / 6.0%	3 / 3.6%
Mean / Median Ratio of Sales:	101.3% / 100.03%	101.3% / 100.03%	102.53% / 103.66%	99.24% / 99.64%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$446,979

Average Current Yr Appr Val: \$482,595

Prev to Curr Pct Change: 7.97 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3175	WOODS AT RUSSELL CREEK	SEL	113	1	1%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/	
Mean / Median Ratio of Sales:	99.95% / 99.95%	99.95% / 99.95%	99.95% / 99.95%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	102%	102%	102%	%	
Average 'Days On Market':	5	5	5		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	1 / 0.9%	/	
Mean / Median Ratio of Sales:	99.95% / 99.95%	99.95% / 99.95%	99.95% / 99.95%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$502,071 Average Current Yr Appr Val: \$489,274 Prev to Curr Pct Change: -2.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3181	BRADFORD RIDGE	DNB	98	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	1 / 1.0%	/	
Mean / Median Ratio of Sales:	96.99% / 96.99%	96.99% / 96.99%	96.99% / 96.99%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	15	15	15		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.0%	1 / 1.0%	1 / 1.0%	/	
Mean / Median Ratio of Sales:	96.99% / 96.99%	96.99% / 96.99%	96.99% / 96.99%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$436,921					
Average Current Yr Appr Val: \$447,549					
Prev to Curr Pct Change: 2.43 %					
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3186	ELDORADO CROSSING	SBR	96	7	7%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		7 / 7.3%	6 / 6.3%	6 / 6.3%	1 / 1.0%
Mean / Median Ratio of Sales:		100.18% / 98.83%	99.2% / 98.15%	99.2% / 98.15%	106.03% / 106.03%
Count of Properties Listed:		7	6	6	1
Ratio of SalePrice / ListPrice:		99%	99%	99%	97%
Average 'Days On Market':		37	29	29	88
<u>Qualified Conventional</u>					
Count / Pct of Sales:		7 / 7.3%	6 / 6.3%	6 / 6.3%	1 / 1.0%
Mean / Median Ratio of Sales:		100.18% / 98.83%	99.2% / 98.15%	99.2% / 98.15%	106.03% / 106.03%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$452,774

Average Current Yr Appr Val: \$449,315

Prev to Curr Pct Change: -0.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3187	PECAN CROSSING	LHR	47	1	2%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 2.1%	1 / 2.1%	1 / 2.1%	/	/
Mean / Median Ratio of Sales:	110.34% / 110.34%	110.34% / 110.34%	110.34% / 110.34%	% / %	% / %
Average 'Days On Market':	9	9	9		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$716,481
 Average Current Yr Appr Val: \$720,544
 Prev to Curr Pct Change: 0.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3206 **MORGAN LAKE ESTATES** **SEL** **65** **3** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 4.6%	3 / 4.6%	2 / 3.1%	1 / 1.5%
Mean / Median Ratio of Sales:	108.3% / 99.99%	108.3% / 99.99%	112.45% / 112.45%	99.99% / 99.99%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	13	13	18	3

Qualified Conventional

Count / Pct of Sales:	3 / 4.6%	3 / 4.6%	2 / 3.1%	1 / 1.5%
Mean / Median Ratio of Sales:	108.3% / 99.99%	108.3% / 99.99%	112.45% / 112.45%	99.99% / 99.99%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$956,421

Average Current Yr Appr Val: \$1,065,739

Prev to Curr Pct Change: 11.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3226 **WATERBURY** **HRH** **68** **2** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/
Mean / Median Ratio of Sales:	98.69% / 98.69%	98.69% / 98.69%	98.69% / 98.69%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	95%	95%	95%	%
Average 'Days On Market':	25	25	25	

Qualified Conventional

Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/
Mean / Median Ratio of Sales:	98.69% / 98.69%	98.69% / 98.69%	98.69% / 98.69%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,161,428

Average Current Yr Appr Val: \$1,218,459

Prev to Curr Pct Change: 4.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3228	OAKS AT STONEY CREEK #1	DMR	20	1	5%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	1 / 5.0%		1 / 5.0%		1 / 5.0%		/	
Mean / Median Ratio of Sales:	100.2%	100.2%	100.2%	100.2%	100.2%	100.2%	%	%
Count of Properties Listed:	1		1		1			
Ratio of SalePrice / ListPrice:	95%		95%		95%		%	
Average 'Days On Market':	104		104		104			
<u>Qualified Conventional</u>								
Count / Pct of Sales:	1 / 5.0%		1 / 5.0%		1 / 5.0%		/	
Mean / Median Ratio of Sales:	100.2%	100.2%	100.2%	100.2%	100.2%	100.2%	%	%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	%	%	%	%	%	%	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$371,458

Average Current Yr Appr Val: \$510,686

Prev to Curr Pct Change: 37.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3295 LANDMARK #2 STN 110 4 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.6%	4 / 3.6%	2 / 1.8%	2 / 1.8%
Mean / Median Ratio of Sales:	98.69% / 99.81%	98.69% / 99.81%	95.9% / 95.9%	101.48% / 101.48%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	99%	99%	99%	100%
Average 'Days On Market':	46	46	37	56

Qualified Conventional

Count / Pct of Sales:	4 / 3.6%	4 / 3.6%	2 / 1.8%	2 / 1.8%
Mean / Median Ratio of Sales:	98.69% / 99.81%	98.69% / 99.81%	95.9% / 95.9%	101.48% / 101.48%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$463,849

Average Current Yr Appr Val: \$505,634

Prev to Curr Pct Change: 9.01 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3296 COUNTRY BROOK #4 STN 68 2 3%

Mkt Cd: Green Nbhd

Prior YTD Sales Study Prior Year Sales Study 1st 3Qtrs Sales Study Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	99.92% / 99.92%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	18	18	18	

Qualified Conventional

Count / Pct of Sales:	2 / 2.9%	2 / 2.9%	2 / 2.9%	/
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	99.92% / 99.92%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$703,766 Average Current Yr Appr Val: \$691,976 Prev to Curr Pct Change: -1.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3299 MALLARD LAKES AT MCKINNEY #1 DNB 104 4 4%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.8%	4 / 3.8%	4 / 3.8%	/
Mean / Median Ratio of Sales:	99.39% / 99.29%	99.39% / 99.29%	99.39% / 99.29%	% / %
Count of Properties Listed:	4	4	4	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	11	11	11	

Qualified Conventional

Count / Pct of Sales:	4 / 3.8%	4 / 3.8%	4 / 3.8%	/
Mean / Median Ratio of Sales:	99.39% / 99.29%	99.39% / 99.29%	99.39% / 99.29%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$809,647

Average Current Yr Appr Val: \$873,024

Prev to Curr Pct Change: 7.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3311

LAKE POINT

LHR

63

4

6%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

4 / 6.3%

4 / 6.3%

4 / 6.3%

/

Mean / Median Ratio of Sales:

97.32% / 97.24%

97.32% / 97.24%

97.32% / 97.24%

% / %

Count of Properties Listed:

4

4

4

Ratio of SalePrice / ListPrice:

99%

99%

99%

%

Average 'Days On Market':

30

30

30

Qualified Conventional

Count / Pct of Sales:

4 / 6.3%

4 / 6.3%

4 / 6.3%

/

Mean / Median Ratio of Sales:

97.32% / 97.24%

97.32% / 97.24%

97.32% / 97.24%

% / %

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$517,197

Average Current Yr Appr Val: \$597,991

Prev to Curr Pct Change: 15.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3321	THE MEADOWS OF WILLOW BEND	CLS	75	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	1 / 1.3%	1 / 1.3%	
Mean / Median Ratio of Sales:	100.38% / 100.38%	100.38% / 100.38%	110.42% / 110.42%	90.34% / 90.34%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	22	22	25	19	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	1 / 1.3%	1 / 1.3%	
Mean / Median Ratio of Sales:	100.38% / 100.38%	100.38% / 100.38%	110.42% / 110.42%	90.34% / 90.34%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,645,589
 Average Current Yr Appr Val: \$1,605,198
 Prev to Curr Pct Change: -2.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3342 VILLAS OF GLEN MEADOWS STN 60 1 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	1 / 1.7%	/
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	99.92% / 99.92%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	27	27	27	

Qualified Conventional

Count / Pct of Sales:	1 / 1.7%	1 / 1.7%	1 / 1.7%	/
Mean / Median Ratio of Sales:	99.92% / 99.92%	99.92% / 99.92%	99.92% / 99.92%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$515,656

Average Current Yr Appr Val: \$478,773

Prev to Curr Pct Change: -7.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3353 ARBOR VISTA STN 16 1 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 6.3%	1 / 6.3%	1 / 6.3%	/
Mean / Median Ratio of Sales:	99.99% / 99.99%	99.99% / 99.99%	99.99% / 99.99%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	106%	106%	106%	%
Average 'Days On Market':	4	4	4	

Qualified Conventional

Count / Pct of Sales:	1 / 6.3%	1 / 6.3%	1 / 6.3%	/
Mean / Median Ratio of Sales:	99.99% / 99.99%	99.99% / 99.99%	99.99% / 99.99%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$573,375

Average Current Yr Appr Val: \$626,640

Prev to Curr Pct Change: 9.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3357	PRESTON GREEN	JEV	78	3	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.8%	3 / 3.8%	3 / 3.8%	/	
Mean / Median Ratio of Sales:	100.2% / 101.55%	100.2% / 101.55%	100.2% / 101.55%	% /	%
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	99%	99%	99%		%
Average 'Days On Market':	15	15	15		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.8%	3 / 3.8%	3 / 3.8%	/	
Mean / Median Ratio of Sales:	100.2% / 101.55%	100.2% / 101.55%	100.2% / 101.55%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$503,324 Average Current Yr Appr Val: \$517,530 Prev to Curr Pct Change: 2.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3372B2 PRESTON ON PARK JEV 66 3 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	/	1 / 1.5%
Mean / Median Ratio of Sales:	99.87% / 99.87%	99.87% / 99.87%	% / %	99.87% / 99.87%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	93%	93%	%	93%
Average 'Days On Market':	37	37		37

Qualified Conventional

Count / Pct of Sales:	1 / 1.5%	1 / 1.5%	/	1 / 1.5%
Mean / Median Ratio of Sales:	99.87% / 99.87%	99.87% / 99.87%	% / %	99.87% / 99.87%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	2 / 3.0%	2 / 3.0%	2 / 3.0%	/
Mean / Median Ratio of Sales:	118.73% / 118.73%	118.73% / 118.73%	118.73% / 118.73%	% / %
Average 'Days On Market':	21	21	21	

Foreclosures

Count of 'Posted' / 'Struck Off':	5 / 0	4 / 0	2 / 0	3 / 0
Pct of Props 'Posted' / 'Struck Off':	7.58% / 0.00%	6.06% / 0.00%	3.03% / 0.00%	4.55% / 0.00%

Average Previous Yr Appr Val: \$412,967

Average Current Yr Appr Val: \$404,979

Prev to Curr Pct Change: -1.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3423	CRIMSON RIDGE	LHR	152	6	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 3.9%	6 / 3.9%	3 / 2.0%	3 / 2.0%	
Mean / Median Ratio of Sales:	99.83% / 99.59%	99.83% / 99.59%	100.93% / 100.32%	98.74% / 98.79%	
Count of Properties Listed:	6	6	3	3	
Ratio of SalePrice / ListPrice:	95%	95%	98%	92%	
Average 'Days On Market':	25	25	24	26	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 3.9%	6 / 3.9%	3 / 2.0%	3 / 2.0%	
Mean / Median Ratio of Sales:	99.83% / 99.59%	99.83% / 99.59%	100.93% / 100.32%	98.74% / 98.79%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$636,609 Average Current Yr Appr Val: \$586,857 Prev to Curr Pct Change: -7.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3427 PARKSIDE RIDGE STN 29 1 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 3.4%	1 / 3.4%	1 / 3.4%	/
Mean / Median Ratio of Sales:	99.86% / 99.86%	99.86% / 99.86%	99.86% / 99.86%	% / %
Count of Properties Listed:	0	0	0	
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	1 / 3.4%	1 / 3.4%	1 / 3.4%	/
Mean / Median Ratio of Sales:	99.86% / 99.86%	99.86% / 99.86%	99.86% / 99.86%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$763,315

Average Current Yr Appr Val: \$698,178

Prev to Curr Pct Change: -8.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3432	SADDLEBROOK CROSSING	LHR	50	3	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 6.0%	3 / 6.0%	2 / 4.0%	1 / 2.0%	
Mean / Median Ratio of Sales:	98.98% / 99.14%	98.98% / 99.14%	98.55% / 98.55%	99.84% / 99.84%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	95%	95%	95%	94%	
Average 'Days On Market':	45	45	12	113	
Qualified Conventional					
Count / Pct of Sales:	3 / 6.0%	3 / 6.0%	2 / 4.0%	1 / 2.0%	
Mean / Median Ratio of Sales:	98.98% / 99.14%	98.98% / 99.14%	98.55% / 98.55%	99.84% / 99.84%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$902,602 Average Current Yr Appr Val: \$912,297 Prev to Curr Pct Change: 1.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3455	FAIRFIELD ESTATES #1	KMG	121	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 1.7%	1 / 0.8%	/	2 / 1.7%	
Mean / Median Ratio of Sales:	100.06% / 100.06%	98.27% / 98.27%	% / %	100.06% / 100.06%	
Count of Properties Listed:	2	1		2	
Ratio of SalePrice / ListPrice:	96%	94%	%	96%	
Average 'Days On Market':	23	38		23	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 1.7%	1 / 0.8%	/	2 / 1.7%	
Mean / Median Ratio of Sales:	100.06% / 100.06%	98.27% / 98.27%	% / %	100.06% / 100.06%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$517,800 Average Current Yr Appr Val: \$491,308 Prev to Curr Pct Change: -5.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3463 LA BUENA VIDA CONDOMINIUMS #02 STN 35 2 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 5.7%	2 / 5.7%	1 / 2.9%	1 / 2.9%
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	95.6% / 95.6%	104.54% / 104.54%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	99%	99%	100%	97%
Average 'Days On Market':	39	39	23	55

Qualified Conventional

Count / Pct of Sales:	2 / 5.7%	2 / 5.7%	1 / 2.9%	1 / 2.9%
Mean / Median Ratio of Sales:	100.07% / 100.07%	100.07% / 100.07%	95.6% / 95.6%	104.54% / 104.54%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$320,320

Average Current Yr Appr Val: \$293,180

Prev to Curr Pct Change: -8.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3466 ELDORADO LAKES DNB 79 5 6%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 6.3%	5 / 6.3%	2 / 2.5%	3 / 3.8%
Mean / Median Ratio of Sales:	99.6% / 100.29%	99.6% / 100.29%	98.19% / 98.19%	100.54% / 100.29%
Count of Properties Listed:	5	5	2	3
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%
Average 'Days On Market':	18	18	3	28

Qualified Conventional

Count / Pct of Sales:	5 / 6.3%	5 / 6.3%	2 / 2.5%	3 / 3.8%
Mean / Median Ratio of Sales:	99.6% / 100.29%	99.6% / 100.29%	98.19% / 98.19%	100.54% / 100.29%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$644,259

Average Current Yr Appr Val: \$641,732

Prev to Curr Pct Change: -0.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3469	KENSINGTON CREEK AT ELDORADO	SBR	78	7	9%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 9.0%	7 / 9.0%	4 / 5.1%	3 / 3.8%	
Mean / Median Ratio of Sales:	100.33% / 98.22%	100.33% / 98.22%	97.42% / 98.13%	104.22% / 100.79%	
Count of Properties Listed:	7	7	4	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	37	37	19	62	
Qualified Conventional					
Count / Pct of Sales:	7 / 9.0%	7 / 9.0%	4 / 5.1%	3 / 3.8%	
Mean / Median Ratio of Sales:	100.33% / 98.22%	100.33% / 98.22%	97.42% / 98.13%	104.22% / 100.79%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.28% / 0.00%	1.28% / 0.00%	1.28% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$864,784

Average Current Yr Appr Val: \$830,286

Prev to Curr Pct Change: -3.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3517	ARBOR HOLLOW	LHR	95	7	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 7.4%	6 / 6.3%	5 / 5.3%	2 / 2.1%	
Mean / Median Ratio of Sales:	98.5% / 100.08%	98.11% / 98.25%	97.68% / 96.42%	100.54% / 100.54%	
Count of Properties Listed:	7	6	5	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%	
Average 'Days On Market':	52	49	31	104	
Qualified Conventional					
Count / Pct of Sales:	7 / 7.4%	6 / 6.3%	5 / 5.3%	2 / 2.1%	
Mean / Median Ratio of Sales:	98.5% / 100.08%	98.11% / 98.25%	97.68% / 96.42%	100.54% / 100.54%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.05% / 0.00%	1.05% / 0.00%	0.00% / 0.00%	1.05% / 0.00%	

Average Previous Yr Appr Val: \$660,353
 Average Current Yr Appr Val: \$701,757
 Prev to Curr Pct Change: 6.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3518	WILDWOOD CROSSING	LHR	73	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	2 / 2.7%	/	
Mean / Median Ratio of Sales:	98.58% / 98.58%	98.58% / 98.58%	98.58% / 98.58%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	96%	96%	96%	%	
Average 'Days On Market':	78	78	78		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	2 / 2.7%	/	
Mean / Median Ratio of Sales:	98.58% / 98.58%	98.58% / 98.58%	98.58% / 98.58%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$889,682 Average Current Yr Appr Val: \$880,069 Prev to Curr Pct Change: -1.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3588	STONE CREEK	KAB	81	4	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 4.9%	4 / 4.9%	2 / 2.5%	2 / 2.5%	
Mean / Median Ratio of Sales:	98.16% / 97.96%	98.16% / 97.96%	97.96% / 97.96%	98.37% / 98.37%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%	
Average 'Days On Market':	64	64	7	122	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 4.9%	4 / 4.9%	2 / 2.5%	2 / 2.5%	
Mean / Median Ratio of Sales:	98.16% / 97.96%	98.16% / 97.96%	97.96% / 97.96%	98.37% / 98.37%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 1	0 / 1	0 / 1	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 1.23%	0.00% / 1.23%	0.00% / 1.23%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$622,792

Average Current Yr Appr Val: \$693,966

Prev to Curr Pct Change: 11.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3600 PEBBLE BROOK AT WILLOW BEND CLS 104 2 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	1 / 1.0%	1 / 1.0%
Mean / Median Ratio of Sales:	99.93% / 99.93%	99.93% / 99.93%	103.94% / 103.94%	95.91% / 95.91%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	95%	95%	97%	93%
Average 'Days On Market':	51	51	96	7

Qualified Conventional

Count / Pct of Sales:	2 / 1.9%	2 / 1.9%	1 / 1.0%	1 / 1.0%
Mean / Median Ratio of Sales:	99.93% / 99.93%	99.93% / 99.93%	103.94% / 103.94%	95.91% / 95.91%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,722,361

Average Current Yr Appr Val: \$1,901,354

Prev to Curr Pct Change: 10.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3661	S3661 WOODS OF ALLEN HEIGHTS	AKJ	20	2	10%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 10.0%	2 / 10.0%	1 / 5.0%	1 / 5.0%	
Mean / Median Ratio of Sales:	100.05% / 100.05%	100.05% / 100.05%	99.87% / 99.87%	100.22% / 100.22%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	96%	102%	
Average 'Days On Market':	72	72	32	113	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 10.0%	2 / 10.0%	1 / 5.0%	1 / 5.0%	
Mean / Median Ratio of Sales:	100.05% / 100.05%	100.05% / 100.05%	99.87% / 99.87%	100.22% / 100.22%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$448,330 Average Current Yr Appr Val: \$491,142 Prev to Curr Pct Change: 9.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3678 ENCLAVE AT STONEBRIDGE RANCH, THE LHR 35 1 3%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	1 / 2.9%	/
Mean / Median Ratio of Sales:	122.74% / 122.74%	122.74% / 122.74%	122.74% / 122.74%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	92%	92%	92%	%
Average 'Days On Market':	125	125	125	

Qualified Conventional

Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	1 / 2.9%	/
Mean / Median Ratio of Sales:	122.74% / 122.74%	122.74% / 122.74%	122.74% / 122.74%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$446,192

Average Current Yr Appr Val: \$441,441

Prev to Curr Pct Change: -1.06 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3687 **WOODBERRY ESTATES** **DNB** **109** **3** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.8%	3 / 2.8%	2 / 1.8%	1 / 0.9%
Mean / Median Ratio of Sales:	104.14% / 100.09%	104.14% / 100.09%	99.47% / 99.47%	113.49% / 113.49%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	27	27	26	28

Qualified Conventional

Count / Pct of Sales:	3 / 2.8%	3 / 2.8%	2 / 1.8%	1 / 0.9%
Mean / Median Ratio of Sales:	104.14% / 100.09%	104.14% / 100.09%	99.47% / 99.47%	113.49% / 113.49%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$449,332

Average Current Yr Appr Val: \$452,911

Prev to Curr Pct Change: 0.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3700PRESTON 455KLC1816%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	1 / 5.6%	1 / 5.6%	1 / 5.6%	/
Mean / Median Ratio of Sales:	99.91% / 99.91%	99.91% / 99.91%	99.91% / 99.91%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	95%	95%	95%	%
Average 'Days On Market':	22	22	22	
Qualified Conventional				
Count / Pct of Sales:	1 / 5.6%	1 / 5.6%	1 / 5.6%	/
Mean / Median Ratio of Sales:	99.91% / 99.91%	99.91% / 99.91%	99.91% / 99.91%	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,232,826Average Current Yr Appr Val: \$1,702,270Prev to Curr Pct Change: 38.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3750 HEATHER RIDGE ESTATES DMR 155 5 3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.2%	4 / 2.6%	1 / 0.6%	4 / 2.6%
Mean / Median Ratio of Sales:	99.83% / 100.26%	100.1% / 100.56%	103.6% / 103.6%	98.89% / 99.5%
Count of Properties Listed:	5	4	1	4
Ratio of SalePrice / ListPrice:	98%	99%	101%	98%
Average 'Days On Market':	35	35	3	43

Qualified Conventional

Count / Pct of Sales:	5 / 3.2%	4 / 2.6%	1 / 0.6%	4 / 2.6%
Mean / Median Ratio of Sales:	99.83% / 100.26%	100.1% / 100.56%	103.6% / 103.6%	98.89% / 99.5%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.65% / 0.00%	0.65% / 0.00%	0.65% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$661,340

Average Current Yr Appr Val: \$631,360

Prev to Curr Pct Change: -4.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3760	HICKORY SPRINGS	KMG	84	3	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.6%	3 / 3.6%	3 / 3.6%	/	
Mean / Median Ratio of Sales:	99.94% / 100.43%	99.94% / 100.43%	99.94% / 100.43%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	35	35	35		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.6%	3 / 3.6%	3 / 3.6%	/	
Mean / Median Ratio of Sales:	99.94% / 100.43%	99.94% / 100.43%	99.94% / 100.43%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$593,415 Average Current Yr Appr Val: \$589,791 Prev to Curr Pct Change: -0.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3766	AUTUMN PARK	DNB	155	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 3.2%	5 / 3.2%	2 / 1.3%	3 / 1.9%	
Mean / Median Ratio of Sales:	98.07% / 100.09%	98.07% / 100.09%	100.73% / 100.73%	96.3% / 97.8%	
Count of Properties Listed:	5	5	2	3	
Ratio of SalePrice / ListPrice:	98%	98%	100%	96%	
Average 'Days On Market':	13	13	6	18	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 3.2%	5 / 3.2%	2 / 1.3%	3 / 1.9%	
Mean / Median Ratio of Sales:	98.07% / 100.09%	98.07% / 100.09%	100.73% / 100.73%	96.3% / 97.8%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$503,312 Average Current Yr Appr Val: \$527,783 Prev to Curr Pct Change: 4.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3822	STONEY HOLLOW #4	KER	79	1	1%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/	
Mean / Median Ratio of Sales:	100.29% / 100.29%	100.29% / 100.29%	100.29% / 100.29%	% /	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	100%	100%	100%		%
Average 'Days On Market':	6	6	6		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/	
Mean / Median Ratio of Sales:	100.29% / 100.29%	100.29% / 100.29%	100.29% / 100.29%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$612,856 Average Current Yr Appr Val: \$710,098 Prev to Curr Pct Change: 15.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3831 BERRY FARMS SBR 136 4 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.9%	4 / 2.9%	2 / 1.5%	2 / 1.5%
Mean / Median Ratio of Sales:	98.62% / 99.31%	98.62% / 99.31%	103.16% / 103.16%	94.08% / 94.08%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	100%	100%	100%	99%
Average 'Days On Market':	47	47	17	78

Qualified Conventional

Count / Pct of Sales:	4 / 2.9%	4 / 2.9%	2 / 1.5%	2 / 1.5%
Mean / Median Ratio of Sales:	98.62% / 99.31%	98.62% / 99.31%	103.16% / 103.16%	94.08% / 94.08%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$687,552

Average Current Yr Appr Val: \$732,392

Prev to Curr Pct Change: 6.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3879

AMBER TRAILS ADDN II

STN

13

Mkt Cd: Green Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$98,452

Average Current Yr Appr Val: \$111,550

Prev to Curr Pct Change: 13.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3884 COMMONS OF CAMDEN, THE JKF 63 1 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.6%	/	/	1 / 1.6%
Mean / Median Ratio of Sales:	100.16% / 100.16%	% / %	% / %	100.16% / 100.16%
Count of Properties Listed:	1			1
Ratio of SalePrice / ListPrice:	96%	%	%	96%
Average 'Days On Market':	143			143

Qualified Conventional

Count / Pct of Sales:	1 / 1.6%	/	/	1 / 1.6%
Mean / Median Ratio of Sales:	100.16% / 100.16%	% / %	% / %	100.16% / 100.16%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$671,320

Average Current Yr Appr Val: \$721,864

Prev to Curr Pct Change: 7.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$814,266

Average Current Yr Appr Val: \$756,242

Prev to Curr Pct Change: -7.13 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3904 PRESTON HOLLOW (1999) JRP 362 7 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 1.9%	5 / 1.4%	4 / 1.1%	3 / 0.8%
Mean / Median Ratio of Sales:	99.31% / 99.82%	99.83% / 99.82%	99.83% / 99.85%	98.63% / 99.82%
Count of Properties Listed:	7	5	4	3
Ratio of SalePrice / ListPrice:	98%	99%	100%	95%
Average 'Days On Market':	37	26	18	63

Qualified Conventional

Count / Pct of Sales:	7 / 1.9%	5 / 1.4%	4 / 1.1%	3 / 0.8%
Mean / Median Ratio of Sales:	99.31% / 99.82%	99.83% / 99.82%	99.83% / 99.85%	98.63% / 99.82%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.28% / 0.00%	0.28% / 0.00%	0.28% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$579,138

Average Current Yr Appr Val: \$645,941

Prev to Curr Pct Change: 11.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3911 **PARK PLACE TOWNHOMES** **CEC** **59** **2** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.4%	2 / 3.4%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:	100.64% / 100.64%	100.64% / 100.64%	108.02% / 108.02%	93.26% / 93.26%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	97%	97%	95%	100%
Average 'Days On Market':	60	60	98	23

Qualified Conventional

Count / Pct of Sales:	2 / 3.4%	2 / 3.4%	1 / 1.7%	1 / 1.7%
Mean / Median Ratio of Sales:	100.64% / 100.64%	100.64% / 100.64%	108.02% / 108.02%	93.26% / 93.26%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.69% / 0.00%	1.69% / 0.00%	1.69% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$326,008

Average Current Yr Appr Val: \$355,155

Prev to Curr Pct Change: 8.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3946 TWIN MILLS AKJ 23 1 4%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 4.3%	1 / 4.3%	/	1 / 4.3%
Mean / Median Ratio of Sales:	99.43% / 99.43%	99.43% / 99.43%	% / %	99.43% / 99.43%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	87	87		87

Qualified Conventional

Count / Pct of Sales:	1 / 4.3%	1 / 4.3%	/	1 / 4.3%
Mean / Median Ratio of Sales:	99.43% / 99.43%	99.43% / 99.43%	% / %	99.43% / 99.43%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$803,912

Average Current Yr Appr Val: \$795,871

Prev to Curr Pct Change: -1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3949	PREMIER ESTATES	SBR	32		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$221,707 Average Current Yr Appr Val: \$234,253 Prev to Curr Pct Change: 5.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S3954	LAKES ON LEGACY DRIVE #02, THE	KDB	33	1	3%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 3.0%	1 / 3.0%	/	1 / 3.0%	
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	% / %	100.21% / 100.21%	
Count of Properties Listed:	1	1		1	
Ratio of SalePrice / ListPrice:	100%	100%	%	100%	
Average 'Days On Market':	3	3		3	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 3.0%	1 / 3.0%	/	1 / 3.0%	
Mean / Median Ratio of Sales:	100.21% / 100.21%	100.21% / 100.21%	% / %	100.21% / 100.21%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,307,297 Average Current Yr Appr Val: \$1,342,829 Prev to Curr Pct Change: 2.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3964 VILLAGES OF HILLCREST KMG 65 4 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 6.2%	2 / 3.1%	2 / 3.1%	2 / 3.1%
Mean / Median Ratio of Sales:	100.32% / 99.93%	99.13% / 99.13%	99.13% / 99.13%	101.51% / 101.51%
Count of Properties Listed:	4	2	2	2
Ratio of SalePrice / ListPrice:	97%	95%	95%	98%
Average 'Days On Market':	61	51	51	71

Qualified Conventional

Count / Pct of Sales:	4 / 6.2%	2 / 3.1%	2 / 3.1%	2 / 3.1%
Mean / Median Ratio of Sales:	100.32% / 99.93%	99.13% / 99.13%	99.13% / 99.13%	101.51% / 101.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$424,777

Average Current Yr Appr Val: \$419,578

Prev to Curr Pct Change: -1.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S3965WOODLAND BRIDGELHR30

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$808,210Average Current Yr Appr Val: \$849,811Prev to Curr Pct Change: 5.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4018 **MAXWELL CREEK** **AKJ** **147** **6** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 3.4%	5 / 3.4%	4 / 2.7%	1 / 0.7%
Mean / Median Ratio of Sales:	98.15% / 99.45%	98.15% / 99.45%	98% / 100.36%	98.77% / 98.77%
Count of Properties Listed:	5	5	4	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	52	52	54	43

Qualified Conventional

Count / Pct of Sales:	5 / 3.4%	5 / 3.4%	4 / 2.7%	1 / 0.7%
Mean / Median Ratio of Sales:	98.15% / 99.45%	98.15% / 99.45%	98% / 100.36%	98.77% / 98.77%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:	123.53% / 123.53%	123.53% / 123.53%	123.53% / 123.53%	% / %
Average 'Days On Market':	8	8	8	

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.36% / 0.00%	1.36% / 0.00%	1.36% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$369,301

Average Current Yr Appr Val: \$343,704

Prev to Curr Pct Change: -6.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4028

TRAVIS RANCH ESTATES

RAC

18

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$925,478

Average Current Yr Appr Val: \$770,998

Prev to Curr Pct Change: -16.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4045 HIDDEN FOREST HRH 29 1 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 3.4%	1 / 3.4%	1 / 3.4%	/
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	100.22% / 100.22%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	110	110	110	

Qualified Conventional

Count / Pct of Sales:	1 / 3.4%	1 / 3.4%	1 / 3.4%	/
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	100.22% / 100.22%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$948,661

Average Current Yr Appr Val: \$950,737

Prev to Curr Pct Change: 0.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$117,718

Average Current Yr Appr Val: \$117,577

Prev to Curr Pct Change: -0.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4073 THE KNOLLS OF SPRINGHILL RAC 72 4 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 5.6%	3 / 4.2%	2 / 2.8%	2 / 2.8%
Mean / Median Ratio of Sales:	97.21% / 95.79%	91.93% / 91.97%	91.9% / 91.9%	102.51% / 102.51%
Count of Properties Listed:	4	3	2	2
Ratio of SalePrice / ListPrice:	101%	104%	107%	94%
Average 'Days On Market':	99	114	88	109

Qualified Conventional

Count / Pct of Sales:	4 / 5.6%	3 / 4.2%	2 / 2.8%	2 / 2.8%
Mean / Median Ratio of Sales:	97.21% / 95.79%	91.93% / 91.97%	91.9% / 91.9%	102.51% / 102.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.39% / 0.00%	1.39% / 0.00%	1.39% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,112,455

Average Current Yr Appr Val: \$991,544

Prev to Curr Pct Change: -10.87 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4084A	VILLAS CONDOS AT PARKWAY(1337SF)	STN	139	5	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 3.6%	2 / 1.4%	2 / 1.4%	3 / 2.2%	
Mean / Median Ratio of Sales:	98.98% / 99.16%	99.34% / 99.34%	99.34% / 99.34%	98.74% / 99.16%	
Count of Properties Listed:	5	2	2	3	
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%	
Average 'Days On Market':	41	23	23	53	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 3.6%	2 / 1.4%	2 / 1.4%	3 / 2.2%	
Mean / Median Ratio of Sales:	98.98% / 99.16%	99.34% / 99.34%	99.34% / 99.34%	98.74% / 99.16%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$295,806					
Average Current Yr Appr Val: \$271,032					
Prev to Curr Pct Change: -8.38 %					
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
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Notice RAD Report					
(All Nbhds)					
Prepared by Collin Central Appraisal District					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4085

BRIDGEWATER CROSSING

AKY

156

1

1%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 0.6%	1 / 0.6%	1 / 0.6%	/
Mean / Median Ratio of Sales:	97.74% / 97.74%	97.74% / 97.74%	97.74% / 97.74%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	3	3	3	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 0.6%	1 / 0.6%	1 / 0.6%	/
Mean / Median Ratio of Sales:	97.74% / 97.74%	97.74% / 97.74%	97.74% / 97.74%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$517,188

Average Current Yr Appr Val: \$555,189

Prev to Curr Pct Change: 7.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4088 CYPRESS CROSSING LHR 131 7 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 5.3%	7 / 5.3%	4 / 3.1%	3 / 2.3%
Mean / Median Ratio of Sales:	99.67% / 99.02%	99.67% / 99.02%	99.59% / 99.72%	99.77% / 99.02%
Count of Properties Listed:	7	7	4	3
Ratio of SalePrice / ListPrice:	99%	99%	98%	99%
Average 'Days On Market':	51	51	25	86

Qualified Conventional

Count / Pct of Sales:	7 / 5.3%	7 / 5.3%	4 / 3.1%	3 / 2.3%
Mean / Median Ratio of Sales:	99.67% / 99.02%	99.67% / 99.02%	99.59% / 99.72%	99.77% / 99.02%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.76% / 0.00%	0.76% / 0.00%	0.00% / 0.00%	0.76% / 0.00%

Average Previous Yr Appr Val: \$898,307

Average Current Yr Appr Val: \$882,273

Prev to Curr Pct Change: -1.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4089 **MUIRFIELD POINT** **LHR** **76** **6** **8%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 7.9%	6 / 7.9%	4 / 5.3%	2 / 2.6%
Mean / Median Ratio of Sales:	99.61% / 100.25%	99.61% / 100.25%	99.29% / 98.77%	100.25% / 100.25%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%
Average 'Days On Market':	92	92	116	44

Qualified Conventional

Count / Pct of Sales:	6 / 7.9%	6 / 7.9%	4 / 5.3%	2 / 2.6%
Mean / Median Ratio of Sales:	99.61% / 100.25%	99.61% / 100.25%	99.29% / 98.77%	100.25% / 100.25%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$567,576

Average Current Yr Appr Val: \$533,899

Prev to Curr Pct Change: -5.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4110	VILLAS AT SUNCREEK	AKY	46	4	9%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	4 / 8.7%		3 / 6.5%		3 / 6.5%		1 / 2.2%	
Mean / Median Ratio of Sales:	96.34 %	96.59 %	95.54 %	94.43 %	95.54 %	94.43 %	98.74 %	98.74 %
Count of Properties Listed:	4		3		3		1	
Ratio of SalePrice / ListPrice:	100 %		101 %		101 %		98 %	
Average 'Days On Market':	87		58		58		175	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	4 / 8.7%		3 / 6.5%		3 / 6.5%		1 / 2.2%	
Mean / Median Ratio of Sales:	96.34 %	96.59 %	95.54 %	94.43 %	95.54 %	94.43 %	98.74 %	98.74 %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$562,867

Average Current Yr Appr Val: \$600,550

Prev to Curr Pct Change: 6.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4118

HACKBERRY RIDGE

LHR

141

12

9%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	12 / 8.5%	11 / 7.8%	10 / 7.1%	2 / 1.4%
Mean / Median Ratio of Sales:	100.21% / 98.96%	99.84% / 98.09%	99.84% / 98.03%	102.06% / 102.06%
Count of Properties Listed:	12	11	10	2
Ratio of SalePrice / ListPrice:	101%	101%	101%	99%
Average 'Days On Market':	47	34	23	170
<u>Qualified Conventional</u>				
Count / Pct of Sales:	12 / 8.5%	11 / 7.8%	10 / 7.1%	2 / 1.4%
Mean / Median Ratio of Sales:	100.21% / 98.96%	99.84% / 98.09%	99.84% / 98.03%	102.06% / 102.06%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$680,387

Average Current Yr Appr Val: \$693,591

Prev to Curr Pct Change: 1.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4136

VILLAS AT RIDGEVIEW RANCH

SEL

74

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$536,967

Average Current Yr Appr Val: \$541,686

Prev to Curr Pct Change: 0.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4155	SADDLEBROOK	DMR	85	3	4%
Mkt Cd:					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 3.5%	3 / 3.5%	1 / 1.2%	2 / 2.4%	
Mean / Median Ratio of Sales:	100.09% / 100.18%	100.09% / 100.18%	105.33% / 105.33%	97.46% / 97.46%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	93%	93%	95%	92%	
Average 'Days On Market':	46	46	54	42	
Qualified Conventional					
Count / Pct of Sales:	3 / 3.5%	3 / 3.5%	1 / 1.2%	2 / 2.4%	
Mean / Median Ratio of Sales:	100.09% / 100.18%	100.09% / 100.18%	105.33% / 105.33%	97.46% / 97.46%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$748,872 Average Current Yr Appr Val: \$684,183 Prev to Curr Pct Change: -8.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4158

RETREAT AT FIREWHEEL

DMR

20

1

5%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 5.0%

1 / 5.0%

1 / 5.0%

/

Mean / Median Ratio of Sales:

100.46% / 100.46%

100.46% / 100.46%

100.46% / 100.46%

% / %

Count of Properties Listed:

1

1

1

Ratio of SalePrice / ListPrice:

90%

90%

90%

%

Average 'Days On Market':

30

30

30

Qualified Conventional

Count / Pct of Sales:

1 / 5.0%

1 / 5.0%

1 / 5.0%

/

Mean / Median Ratio of Sales:

100.46% / 100.46%

100.46% / 100.46%

100.46% / 100.46%

% / %

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$583,053

Average Current Yr Appr Val: \$556,001

Prev to Curr Pct Change: -4.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4235	HILLSBOROUGH	LHR	121	3	2%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.5%	3 / 2.5%	1 / 0.8%	2 / 1.7%	
Mean / Median Ratio of Sales:	98.63% / 99.31%	98.63% / 99.31%	95.74% / 95.74%	100.08% / 100.08%	
Count of Properties Listed:	3	3	1	2	
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%	
Average 'Days On Market':	57	57	63	54	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.5%	3 / 2.5%	1 / 0.8%	2 / 1.7%	
Mean / Median Ratio of Sales:	98.63% / 99.31%	98.63% / 99.31%	95.74% / 95.74%	100.08% / 100.08%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$699,806 Average Current Yr Appr Val: \$666,922 Prev to Curr Pct Change: -4.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4236 **EAGLE CREEK** **LHR** **167** **7** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 4.2%	7 / 4.2%	5 / 3.0%	2 / 1.2%
Mean / Median Ratio of Sales:	98.14% / 99.07%	98.14% / 99.07%	99.23% / 99.95%	95.42% / 95.42%
Count of Properties Listed:	7	7	5	2
Ratio of SalePrice / ListPrice:	100%	100%	101%	99%
Average 'Days On Market':	21	21	8	54

Qualified Conventional

Count / Pct of Sales:	7 / 4.2%	7 / 4.2%	5 / 3.0%	2 / 1.2%
Mean / Median Ratio of Sales:	98.14% / 99.07%	98.14% / 99.07%	99.23% / 99.95%	95.42% / 95.42%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$553,635

Average Current Yr Appr Val: \$532,004

Prev to Curr Pct Change: -3.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4271 TOWER ESTATES JRP 45 1 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.2%	1 / 2.2%	1 / 2.2%	/
Mean / Median Ratio of Sales:	97.23% / 97.23%	97.23% / 97.23%	97.23% / 97.23%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	40	40	40	

Qualified Conventional

Count / Pct of Sales:	1 / 2.2%	1 / 2.2%	1 / 2.2%	/
Mean / Median Ratio of Sales:	97.23% / 97.23%	97.23% / 97.23%	97.23% / 97.23%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$474,353

Average Current Yr Appr Val: \$507,075

Prev to Curr Pct Change: 6.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4276 BRECKINRIDGE FARMS DMR 116 3 3%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.6%	3 / 2.6%	2 / 1.7%	1 / 0.9%
Mean / Median Ratio of Sales:	102.04% / 100.06%	102.04% / 100.06%	98.07% / 98.07%	109.97% / 109.97%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%
Average 'Days On Market':	76	76	99	31

Qualified Conventional

Count / Pct of Sales:	3 / 2.6%	3 / 2.6%	2 / 1.7%	1 / 0.9%
Mean / Median Ratio of Sales:	102.04% / 100.06%	102.04% / 100.06%	98.07% / 98.07%	109.97% / 109.97%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$657,688

Average Current Yr Appr Val: \$660,905

Prev to Curr Pct Change: 0.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4279 PASQUINELLI'S GLENRIDGE ESTATES(TOWN HOMES) EGM 99 5 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.0%	4 / 4.0%	2 / 2.0%	2 / 2.0%
Mean / Median Ratio of Sales:	99.13% / 99.85%	99.13% / 99.85%	96.98% / 96.98%	101.28% / 101.28%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	95%	95%	98%	92%
Average 'Days On Market':	34	34	13	56

Qualified Conventional

Count / Pct of Sales:	4 / 4.0%	4 / 4.0%	2 / 2.0%	2 / 2.0%
Mean / Median Ratio of Sales:	99.13% / 99.85%	99.13% / 99.85%	96.98% / 96.98%	101.28% / 101.28%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 1.0%	1 / 1.0%	1 / 1.0%	/
Mean / Median Ratio of Sales:	107.8% / 107.8%	107.8% / 107.8%	107.8% / 107.8%	% / %
Average 'Days On Market':	82	82	82	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$345,421

Average Current Yr Appr Val: \$335,675

Prev to Curr Pct Change: -2.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4330

CANTERBURY

LHR

89

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

Average Previous Yr Appr Val: \$778,015

Average Current Yr Appr Val: \$755,606

Prev to Curr Pct Change: -2.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4331	NEWPORT VILLAGE	HRH	71	4	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 5.6%	4 / 5.6%	2 / 2.8%	2 / 2.8%	
Mean / Median Ratio of Sales:	95.45% / 95.97%	95.45% / 95.97%	89.34% / 89.34%	101.57% / 101.57%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	95%	95%	95%	94%	
Average 'Days On Market':	34	34	34	35	
Qualified Conventional					
Count / Pct of Sales:	4 / 5.6%	4 / 5.6%	2 / 2.8%	2 / 2.8%	
Mean / Median Ratio of Sales:	95.45% / 95.97%	95.45% / 95.97%	89.34% / 89.34%	101.57% / 101.57%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,348,734
 Average Current Yr Appr Val: \$1,252,792
 Prev to Curr Pct Change: -7.11 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4333	FIELDSTONE PLACE	LHR	128	6	5%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4334 GREENBRIAR LHR 65 3 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 4.6%	3 / 4.6%	3 / 4.6%	/
Mean / Median Ratio of Sales:	100.1% / 99.67%	100.1% / 99.67%	100.1% / 99.67%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	9	9	9	

Qualified Conventional

Count / Pct of Sales:	3 / 4.6%	3 / 4.6%	3 / 4.6%	/
Mean / Median Ratio of Sales:	100.1% / 99.67%	100.1% / 99.67%	100.1% / 99.67%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$868,143

Average Current Yr Appr Val: \$834,448

Prev to Curr Pct Change: -3.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4348	ARBOR LAKES	CEC	160	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	3 / 1.9%	/	
Mean / Median Ratio of Sales:	98.36% / 97.85%	98.36% / 97.85%	98.36% / 97.85%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	32	32	32		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 1.9%	3 / 1.9%	3 / 1.9%	/	
Mean / Median Ratio of Sales:	98.36% / 97.85%	98.36% / 97.85%	98.36% / 97.85%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$510,096 Average Current Yr Appr Val: \$506,549 Prev to Curr Pct Change: -0.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4378 **SPRING MEADOW** **CEC** **246** **7** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 2.8%	7 / 2.8%	6 / 2.4%	1 / 0.4%
Mean / Median Ratio of Sales:	99.78% / 100.51%	99.78% / 100.51%	99.36% / 100.06%	102.28% / 102.28%
Count of Properties Listed:	7	7	6	1
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%
Average 'Days On Market':	24	24	26	12

Qualified Conventional

Count / Pct of Sales:	7 / 2.8%	7 / 2.8%	6 / 2.4%	1 / 0.4%
Mean / Median Ratio of Sales:	99.78% / 100.51%	99.78% / 100.51%	99.36% / 100.06%	102.28% / 102.28%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.81% / 0.00%	0.81% / 0.00%	0.81% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$528,596

Average Current Yr Appr Val: \$543,395

Prev to Curr Pct Change: 2.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4419	HIGHRIDGE #01	LAK	151	7	5%

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	7 / 4.6%	7 / 4.6%	3 / 2.0%	4 / 2.6%
Mean / Median Ratio of Sales:	101.14% / 99.61%	101.14% / 99.61%	100.05% / 100.46%	101.95% / 99.6%
Count of Properties Listed:	7	7	3	4
Ratio of SalePrice / ListPrice:	98%	98%	100%	98%
Average 'Days On Market':	15	15	9	20

Qualified Conventional

Count / Pct of Sales:	7 / 4.6%	7 / 4.6%	3 / 2.0%	4 / 2.6%
Mean / Median Ratio of Sales:	101.14% / 99.61%	101.14% / 99.61%	100.05% / 100.46%	101.95% / 99.6%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.66% / 0.00%	0.66% / 0.00%	0.66% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$336,521

Average Current Yr Appr Val: \$341,197

Prev to Curr Pct Change: 1.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4430 HIGH POINT ESTATES SDH 46 4 9%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 8.7%	4 / 8.7%	3 / 6.5%	1 / 2.2%
Mean / Median Ratio of Sales:	99.82% / 99.98%	99.82% / 99.98%	100.04% / 100.77%	99.18% / 99.18%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	94%	94%	93%	96%
Average 'Days On Market':	126	126	118	148

Qualified Conventional

Count / Pct of Sales:	4 / 8.7%	4 / 8.7%	3 / 6.5%	1 / 2.2%
Mean / Median Ratio of Sales:	99.82% / 99.98%	99.82% / 99.98%	100.04% / 100.77%	99.18% / 99.18%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$946,973

Average Current Yr Appr Val: \$966,322

Prev to Curr Pct Change: 2.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4457	ROLLING RIDGE ESTATES #01	CLS	90	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.2%	2 / 2.2%	2 / 2.2%	/	
Mean / Median Ratio of Sales:	99.81% / 99.81%	99.81% / 99.81%	99.81% / 99.81%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	101%	101%	101%	%	
Average 'Days On Market':	10	10	10		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.2%	2 / 2.2%	2 / 2.2%	/	
Mean / Median Ratio of Sales:	99.81% / 99.81%	99.81% / 99.81%	99.81% / 99.81%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.11% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	1.11% / 0.00%	

Average Previous Yr Appr Val: \$749,510 Average Current Yr Appr Val: \$786,896 Prev to Curr Pct Change: 4.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4462

REGENT'S PARK

LHR

62

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$631,043

Average Current Yr Appr Val: \$630,415

Prev to Curr Pct Change: -0.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4465 **KNIGHTSBRIDGE** **HRH** **13** **1** **8%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 7.7%	1 / 7.7%	1 / 7.7%	/
Mean / Median Ratio of Sales:	99.56% / 99.56%	99.56% / 99.56%	99.56% / 99.56%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	17	17	17	

Qualified Conventional

Count / Pct of Sales:	1 / 7.7%	1 / 7.7%	1 / 7.7%	/
Mean / Median Ratio of Sales:	99.56% / 99.56%	99.56% / 99.56%	99.56% / 99.56%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,031,246

Average Current Yr Appr Val: \$1,095,903

Prev to Curr Pct Change: 6.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4524	CHANCELLOR CREEK	HRH	47	2	4%
Mkt Cd: Green Nbhd					
				</	

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4524CUST	CHANCELLOR CREEK CUSTOM	HRH	31	3	10%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 9.7%	3 / 9.7%	2 / 6.5%	1 / 3.2%	
Mean / Median Ratio of Sales:	102.92% / 100.8%	102.92% / 100.8%	103.98% / 103.98%	100.8% / 100.8%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	95%	95%	93%	100%	
Average 'Days On Market':	25	25	36	4	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 9.7%	3 / 9.7%	2 / 6.5%	1 / 3.2%	
Mean / Median Ratio of Sales:	102.92% / 100.8%	102.92% / 100.8%	103.98% / 103.98%	100.8% / 100.8%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	3.23% / 0.00%	3.23% / 0.00%	0.00% / 0.00%	3.23% / 0.00%	

Average Previous Yr Appr Val: \$1,569,220

Average Current Yr Appr Val: \$1,535,513

Prev to Curr Pct Change: -2.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4559 MALLARD LAKES AT MCKINNEY #3 HRH 64 4 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 6.3%	4 / 6.3%	3 / 4.7%	1 / 1.6%
Mean / Median Ratio of Sales:	102.01% / 99.24%	102.01% / 99.24%	103.04% / 99.58%	98.91% / 98.91%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	94%	94%	93%	97%
Average 'Days On Market':	68	68	86	17

Qualified Conventional

Count / Pct of Sales:	4 / 6.3%	4 / 6.3%	3 / 4.7%	1 / 1.6%
Mean / Median Ratio of Sales:	102.01% / 99.24%	102.01% / 99.24%	103.04% / 99.58%	98.91% / 98.91%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$983,808

Average Current Yr Appr Val: \$1,055,602

Prev to Curr Pct Change: 7.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4562 SHOAL CREEK #06 STN 54 2 4%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.7%	2 / 3.7%	/	2 / 3.7%
Mean / Median Ratio of Sales:	100.26% / 100.26%	100.26% / 100.26%	% / %	100.26% / 100.26%
Count of Properties Listed:	2	2		2
Ratio of SalePrice / ListPrice:	99%	99%	%	99%
Average 'Days On Market':	6	6		6

Qualified Conventional

Count / Pct of Sales:	2 / 3.7%	2 / 3.7%	/	2 / 3.7%
Mean / Median Ratio of Sales:	100.26% / 100.26%	100.26% / 100.26%	% / %	100.26% / 100.26%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$649,724

Average Current Yr Appr Val: \$625,006

Prev to Curr Pct Change: -3.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4577 THE WOODLANDS OF PLANO DMR 190 7 4%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 3.2%	6 / 3.2%	4 / 2.1%	2 / 1.1%
Mean / Median Ratio of Sales:	98.28% / 100.18%	98.28% / 100.18%	99.25% / 100.93%	96.34% / 96.34%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	36	36	31	46

Qualified Conventional

Count / Pct of Sales:	6 / 3.2%	6 / 3.2%	4 / 2.1%	2 / 1.1%
Mean / Median Ratio of Sales:	98.28% / 100.18%	98.28% / 100.18%	99.25% / 100.93%	96.34% / 96.34%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.5%	1 / 0.5%	1 / 0.5%	/
Mean / Median Ratio of Sales:	100.76% / 100.76%	100.76% / 100.76%	100.76% / 100.76%	% / %
Average 'Days On Market':	2	2	2	

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$491,344

Average Current Yr Appr Val: \$512,088

Prev to Curr Pct Change: 4.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4600	BOARDWALK	SBR	135	5	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 3.7%	4 / 3.0%	4 / 3.0%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.44% / 99.9%	99.32% / 100.19%	99.32% / 100.19%	99.9% / 99.9%	
Count of Properties Listed:	5	4	4	1	
Ratio of SalePrice / ListPrice:	100%	99%	99%	107%	
Average 'Days On Market':	69	26	26	240	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 3.7%	4 / 3.0%	4 / 3.0%	1 / 0.7%	
Mean / Median Ratio of Sales:	99.44% / 99.9%	99.32% / 100.19%	99.32% / 100.19%	99.9% / 99.9%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$384,849 Average Current Yr Appr Val: \$412,847 Prev to Curr Pct Change: 7.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4613	ABBEY HILL PARK	CEC	103	4	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 3.9%	4 / 3.9%	4 / 3.9%	/	
Mean / Median Ratio of Sales:	99.25% / 100.2%	99.25% / 100.2%	99.25% / 100.2%	% / %	%
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	76	76	76		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 3.9%	4 / 3.9%	4 / 3.9%	/	
Mean / Median Ratio of Sales:	99.25% / 100.2%	99.25% / 100.2%	99.25% / 100.2%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$439,581
 Average Current Yr Appr Val: \$452,328
 Prev to Curr Pct Change: 2.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4614	FRANKFORD LAKE	STN	49	3	6%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 6.1%	3 / 6.1%	2 / 4.1%	1 / 2.0%	
Mean / Median Ratio of Sales:	101.5% / 100.21%	101.5% / 100.21%	103.47% / 103.47%	97.55% / 97.55%	
Count of Properties Listed:	2	2	2	0	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	134	134	134		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 6.1%	3 / 6.1%	2 / 4.1%	1 / 2.0%	
Mean / Median Ratio of Sales:	101.5% / 100.21%	101.5% / 100.21%	103.47% / 103.47%	97.55% / 97.55%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$503,832 Average Current Yr Appr Val: \$497,607 Prev to Curr Pct Change: -1.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4655

VINEYARDS OF FAIRVIEW, THE

HRH

20

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,080,756

Average Current Yr Appr Val: \$885,453

Prev to Curr Pct Change: -18.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4683ENCLAVE OF BRECKINRIDGEDMR8845%

Mkt Cd:

Prior YTD Sales StudyPrior Year Sales Study1st 3Qtrs Sales StudyJan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.5%	4 / 4.5%	3 / 3.4%	1 / 1.1%
Mean / Median Ratio of Sales:	100.98% / 99.62%	100.98% / 99.62%	101.08% / 98.56%	100.68% / 100.68%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	99%	99%	98%	101%
Average 'Days On Market':	16	16	20	5

Qualified Conventional

Count / Pct of Sales:	4 / 4.5%	4 / 4.5%	3 / 3.4%	1 / 1.1%
Mean / Median Ratio of Sales:	100.98% / 99.62%	100.98% / 99.62%	101.08% / 98.56%	100.68% / 100.68%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$555,864Average Current Yr Appr Val: \$577,158Prev to Curr Pct Change: 3.83 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4692 CRYSTAL CREEK MKN 170 9 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 5.3%	9 / 5.3%	7 / 4.1%	2 / 1.2%
Mean / Median Ratio of Sales:	97.92% / 99.09%	97.92% / 99.09%	97.78% / 99.09%	98.42% / 98.42%
Count of Properties Listed:	9	9	7	2
Ratio of SalePrice / ListPrice:	100%	100%	101%	98%
Average 'Days On Market':	17	17	10	44

Qualified Conventional

Count / Pct of Sales:	9 / 5.3%	9 / 5.3%	7 / 4.1%	2 / 1.2%
Mean / Median Ratio of Sales:	97.92% / 99.09%	97.92% / 99.09%	97.78% / 99.09%	98.42% / 98.42%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$621,908

Average Current Yr Appr Val: \$771,409

Prev to Curr Pct Change: 24.04 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4708	ISLEWORTH	HRH	85	2	2%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4712 GRAND TRADITIONS AT STONEBRIDGE LHR 80 1 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/
Mean / Median Ratio of Sales:	100.08% / 100.08%	100.08% / 100.08%	100.08% / 100.08%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	7	7	7	

Qualified Conventional

Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/
Mean / Median Ratio of Sales:	100.08% / 100.08%	100.08% / 100.08%	100.08% / 100.08%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$469,300

Average Current Yr Appr Val: \$474,379

Prev to Curr Pct Change: 1.08 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4757	FAIRVIEW MEADOWS	GSO	35		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,333,711
 Average Current Yr Appr Val: \$1,245,678
 Prev to Curr Pct Change: -6.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4765	SUMMER GLEN	LHR	74	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.4%	1 / 1.4%	1 / 1.4%	/	
Mean / Median Ratio of Sales:	99.94% / 99.94%	99.94% / 99.94%	99.94% / 99.94%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	4	4	4		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.4%	1 / 1.4%	1 / 1.4%	/	
Mean / Median Ratio of Sales:	99.94% / 99.94%	99.94% / 99.94%	99.94% / 99.94%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$483,945 Average Current Yr Appr Val: \$528,516 Prev to Curr Pct Change: 9.21 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4766	PECAN HOLLOW	LHR	77	3	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.9%	3 / 3.9%	2 / 2.6%	1 / 1.3%	
Mean / Median Ratio of Sales:	100.22% / 100.16%	100.22% / 100.16%	101.31% / 101.31%	98.03% / 98.03%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	97%	97%	95%	100%	
Average 'Days On Market':	107	107	132	57	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.9%	3 / 3.9%	2 / 2.6%	1 / 1.3%	
Mean / Median Ratio of Sales:	100.22% / 100.16%	100.22% / 100.16%	101.31% / 101.31%	98.03% / 98.03%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$574,742
 Average Current Yr Appr Val: \$550,832
 Prev to Curr Pct Change: -4.16 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4771	HICKORY HILL	LHR	48		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$757,832
 Average Current Yr Appr Val: \$715,211
 Prev to Curr Pct Change: -5.62 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4795	COVENTRY ON THE CREEK	STN	7		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$948,479	Average Current Yr Appr Val: \$972,073	Prev to Curr Pct Change:	2.49 %		
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2)	Notice RAD Report				(All NbhdS)
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4796	SOMERSET	LHR	55		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$509,169					
Average Current Yr Appr Val: \$501,821					
Prev to Curr Pct Change: -1.44 %					
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					

Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
Notice RAD Report					
(All NbhdS)					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4796G SOMERSET (GOLF COURSE LOTS) LHR 44 1 2%

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.3%	1 / 2.3%	1 / 2.3%	/
Mean / Median Ratio of Sales:	99.95 % / 99.95 %	99.95 % / 99.95 %	99.95 % / 99.95 %	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	99 %	99 %	99 %	%
Average 'Days On Market':	2	2	2	

Qualified Conventional

Count / Pct of Sales:	1 / 2.3%	1 / 2.3%	1 / 2.3%	/
Mean / Median Ratio of Sales:	99.95 % / 99.95 %	99.95 % / 99.95 %	99.95 % / 99.95 %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00 % / 0.00 %	0.00 % / 0.00 %	0.00 % / 0.00 %	0.00 % / 0.00 %

Average Previous Yr Appr Val: \$482,202 Average Current Yr Appr Val: \$529,861 Prev to Curr Pct Change: 9.88 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4824	STEEPLECHASE LAKE OF PROSPER	DMR	58		
Mkt Cd:					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Qualified REO					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Disqualified					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$831,961
 Average Current Yr Appr Val: \$868,077
 Prev to Curr Pct Change: 4.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4848 **ROLLING MEADOWS** **CLP** **102** **5** **5%**

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 4.9%	5 / 4.9%	2 / 2.0%	3 / 2.9%
Mean / Median Ratio of Sales:	97.76% / 99.73%	97.76% / 99.73%	91.09% / 91.09%	102.21% / 102.95%
Count of Properties Listed:	5	5	2	3
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	125	125	155	104

Qualified Conventional

Count / Pct of Sales:	5 / 4.9%	5 / 4.9%	2 / 2.0%	3 / 2.9%
Mean / Median Ratio of Sales:	97.76% / 99.73%	97.76% / 99.73%	91.09% / 91.09%	102.21% / 102.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$328,673

Average Current Yr Appr Val: \$273,956

Prev to Curr Pct Change: -16.65 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4852	FAIRWAY VILLAGE	LHR	269	10	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 3.7%	10 / 3.7%	8 / 3.0%	2 / 0.7%	
Mean / Median Ratio of Sales:	99.52% / 100.12%	99.52% / 100.12%	100.34% / 101.13%	96.24% / 96.24%	
Count of Properties Listed:	10	10	8	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%	
Average 'Days On Market':	28	28	34	5	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 3.7%	10 / 3.7%	8 / 3.0%	2 / 0.7%	
Mean / Median Ratio of Sales:	99.52% / 100.12%	99.52% / 100.12%	100.34% / 101.13%	96.24% / 96.24%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$576,244 Average Current Yr Appr Val: \$613,552 Prev to Curr Pct Change: 6.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name						Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4855	ESTATES OF CAMDEN THE						JKF	24		
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study			
<u>Qualified Conventional & REO</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	%
Count of Properties Listed:										
Ratio of SalePrice / ListPrice:	%		%		%		%			%
Average 'Days On Market':										
<u>Qualified Conventional</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	%
<u>Qualified REO</u>										
Count / Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	%
<u>Disqualified</u>										
Count /Pct of Sales:	/		/		/		/			
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%	%	%
Average 'Days On Market':										
<u>Foreclosures</u>										
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0			
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%			

Average Previous Yr Appr Val: \$903,262

Average Current Yr Appr Val: \$834,091

Prev to Curr Pct Change: -7.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4862	LAKESIDE CROSSING	LHR	66	3	5%
Mkt Cd: Green Nbhd					
					</

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4869N STONEY HOLLOW #6 CUSTOM HOMES KER 45 2 4%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 4.4%	2 / 4.4%	1 / 2.2%	1 / 2.2%
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	104.58% / 104.58%	95.65% / 95.65%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	54	54	51	58

Qualified Conventional

Count / Pct of Sales:	2 / 4.4%	2 / 4.4%	1 / 2.2%	1 / 2.2%
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	104.58% / 104.58%	95.65% / 95.65%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$759,353

Average Current Yr Appr Val: \$817,017

Prev to Curr Pct Change: 7.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4878

ROLLING MEADOWS ESTATES

JEV

45

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$911,330

Average Current Yr Appr Val: \$790,357

Prev to Curr Pct Change: -13.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4896	SADDLEHORN RIDGE #1	LEM	72	3	4%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 4.2%	3 / 4.2%	3 / 4.2%	/
Mean / Median Ratio of Sales:	100.01% / 99.91%	100.01% / 99.91%	100.01% / 99.91%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	13	13	13	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 4.2%	3 / 4.2%	3 / 4.2%	/
Mean / Median Ratio of Sales:	100.01% / 99.91%	100.01% / 99.91%	100.01% / 99.91%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$624,152	Average Current Yr Appr Val: \$628,720	Prev to Curr Pct Change:	0.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4904

SHANKLE'S

KAB

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$42,312

Average Current Yr Appr Val: \$42,112

Prev to Curr Pct Change: -0.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4907	CHASE AT STONEBRIAR, THE	AKJ	57	3	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 5.3%	2 / 3.5%	2 / 3.5%	1 / 1.8%	
Mean / Median Ratio of Sales:	91.57% / 96.86%	85.45% / 85.45%	85.45% / 85.45%	103.81% / 103.81%	
Count of Properties Listed:	3	2	2	1	
Ratio of SalePrice / ListPrice:	95%	95%	95%	97%	
Average 'Days On Market':	134	48	48	307	
Qualified Conventional					
Count / Pct of Sales:	3 / 5.3%	2 / 3.5%	2 / 3.5%	1 / 1.8%	
Mean / Median Ratio of Sales:	91.57% / 96.86%	85.45% / 85.45%	85.45% / 85.45%	103.81% / 103.81%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$789,841

Average Current Yr Appr Val: \$727,900

Prev to Curr Pct Change: -7.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4907TH CHASE AT STONEBRIAR, THE (TOWNHOMES) AKJ 78 3 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.8%	3 / 3.8%	1 / 1.3%	2 / 2.6%
Mean / Median Ratio of Sales:	99.17% / 100.12%	99.17% / 100.12%	95.21% / 95.21%	101.14% / 101.14%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	98%	98%	101%	97%
Average 'Days On Market':	21	21	2	31

Qualified Conventional

Count / Pct of Sales:	3 / 3.8%	3 / 3.8%	1 / 1.3%	2 / 2.6%
Mean / Median Ratio of Sales:	99.17% / 100.12%	99.17% / 100.12%	95.21% / 95.21%	101.14% / 101.14%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$558,015

Average Current Yr Appr Val: \$643,316

Prev to Curr Pct Change: 15.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4927	GALLERY OF STONEBRIDGE, THE	LHR	92	7	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 7.6%	7 / 7.6%	6 / 6.5%	1 / 1.1%	
Mean / Median Ratio of Sales:	101.3% / 100.22%	101.3% / 100.22%	99.57% / 99.14%	111.7% / 111.7%	
Count of Properties Listed:	7	7	6	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	98%	
Average 'Days On Market':	32	32	9	168	
Qualified Conventional					
Count / Pct of Sales:	7 / 7.6%	7 / 7.6%	6 / 6.5%	1 / 1.1%	
Mean / Median Ratio of Sales:	101.3% / 100.22%	101.3% / 100.22%	99.57% / 99.14%	111.7% / 111.7%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$741,399
 Average Current Yr Appr Val: \$789,718
 Prev to Curr Pct Change: 6.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S4943	HICKORY RIDGE	JRP	239	7	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	7 / 2.9%	7 / 2.9%	4 / 1.7%	3 / 1.3%	
Mean / Median Ratio of Sales:	100.06% / 99.79%	100.06% / 99.79%	99.8% / 99.24%	100.41% / 101.41%	
Count of Properties Listed:	7	7	4	3	
Ratio of SalePrice / ListPrice:	98%	98%	99%	98%	
Average 'Days On Market':	23	23	25	21	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	7 / 2.9%	7 / 2.9%	4 / 1.7%	3 / 1.3%	
Mean / Median Ratio of Sales:	100.06% / 99.79%	100.06% / 99.79%	99.8% / 99.24%	100.41% / 101.41%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.42% / 0.00%	0.42% / 0.00%	0.00% / 0.00%	0.42% / 0.00%	

Average Previous Yr Appr Val: \$728,419

Average Current Yr Appr Val: \$744,721

Prev to Curr Pct Change: 2.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S4955 CAMBRIDGE PLACE AT RUSSELL CREEK SEL 254 5 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 2.0%	3 / 1.2%	3 / 1.2%	2 / 0.8%
Mean / Median Ratio of Sales:	99.85% / 99.39%	99.77% / 99.39%	99.77% / 99.39%	99.97% / 99.97%
Count of Properties Listed:	5	3	3	2
Ratio of SalePrice / ListPrice:	95%	95%	95%	95%
Average 'Days On Market':	49	40	40	62

Qualified Conventional

Count / Pct of Sales:	5 / 2.0%	3 / 1.2%	3 / 1.2%	2 / 0.8%
Mean / Median Ratio of Sales:	99.85% / 99.39%	99.77% / 99.39%	99.77% / 99.39%	99.97% / 99.97%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$801,677

Average Current Yr Appr Val: \$813,460

Prev to Curr Pct Change: 1.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$282,059

Average Current Yr Appr Val: \$281,374

Prev to Curr Pct Change: -0.24 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S5017 CHATEAUX OF ALLEN TOWN HOMES CEC 90 4 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.4%	4 / 4.4%	3 / 3.3%	1 / 1.1%
Mean / Median Ratio of Sales:	100.25% / 99.95%	100.25% / 99.95%	99.97% / 98.81%	101.08% / 101.08%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	96%
Average 'Days On Market':	70	70	63	89

Qualified Conventional

Count / Pct of Sales:	4 / 4.4%	4 / 4.4%	3 / 3.3%	1 / 1.1%
Mean / Median Ratio of Sales:	100.25% / 99.95%	100.25% / 99.95%	99.97% / 98.81%	101.08% / 101.08%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$298,280

Average Current Yr Appr Val: \$318,719

Prev to Curr Pct Change: 6.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8006 PRESTON VINEYARDS NORTH KMG 201 9 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 4.5%	8 / 4.0%	3 / 1.5%	6 / 3.0%
Mean / Median Ratio of Sales:	99.44% / 98.78%	98.26% / 98.64%	97.11% / 96.5%	100.61% / 100.4%
Count of Properties Listed:	9	8	3	6
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	57	37	5	83

Qualified Conventional

Count / Pct of Sales:	9 / 4.5%	8 / 4.0%	3 / 1.5%	6 / 3.0%
Mean / Median Ratio of Sales:	99.44% / 98.78%	98.26% / 98.64%	97.11% / 96.5%	100.61% / 100.4%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$555,914

Average Current Yr Appr Val: \$553,798

Prev to Curr Pct Change: -0.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8006DUP	PRESTON VINEYARDS NORTH DUPLEXES	KMG	73	4	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 5.5%	4 / 5.5%	4 / 5.5%	/	
Mean / Median Ratio of Sales:	99.96% / 100.94%	99.96% / 100.94%	99.96% / 100.94%	% /	%
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	100%	100%	100%		%
Average 'Days On Market':	36	36	36		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 5.5%	4 / 5.5%	4 / 5.5%	/	
Mean / Median Ratio of Sales:	99.96% / 100.94%	99.96% / 100.94%	99.96% / 100.94%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$396,048
 Average Current Yr Appr Val: \$410,891
 Prev to Curr Pct Change: 3.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8032	PRESTON LAKES	KAB	103	6	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 5.8%	6 / 5.8%	4 / 3.9%	2 / 1.9%	
Mean / Median Ratio of Sales:	98.35% / 99.52%	98.35% / 99.52%	97.77% / 97.54%	99.52% / 99.52%	
Count of Properties Listed:	6	6	4	2	
Ratio of SalePrice / ListPrice:	96%	96%	97%	92%	
Average 'Days On Market':	57	57	33	105	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 5.8%	6 / 5.8%	4 / 3.9%	2 / 1.9%	
Mean / Median Ratio of Sales:	98.35% / 99.52%	98.35% / 99.52%	97.77% / 97.54%	99.52% / 99.52%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$679,540 Average Current Yr Appr Val: \$659,242 Prev to Curr Pct Change: -2.99 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8058 HILLSIDE @ WINDING CREEK DNB 86 4 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 4.7%	4 / 4.7%	4 / 4.7%	/
Mean / Median Ratio of Sales:	100.15% / 100.01%	100.15% / 100.01%	100.15% / 100.01%	% / %
Count of Properties Listed:	4	4	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	92	92	92	

Qualified Conventional

Count / Pct of Sales:	4 / 4.7%	4 / 4.7%	4 / 4.7%	/
Mean / Median Ratio of Sales:	100.15% / 100.01%	100.15% / 100.01%	100.15% / 100.01%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 0	3 / 0	2 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	4.65% / 0.00%	3.49% / 0.00%	2.33% / 0.00%	2.33% / 0.00%

Average Previous Yr Appr Val: \$602,090

Average Current Yr Appr Val: \$604,131

Prev to Curr Pct Change: 0.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8059	VILLAGE CREEK #4	HRH	89	5	6%
Mkt Cd: Green Nbhd					

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8063	TANGLEWOOD AT STONEBRIDGE RANCH	HRH	83	3	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 3.6%	3 / 3.6%	3 / 3.6%	/	
Mean / Median Ratio of Sales:	99.63% / 96.21%	99.63% / 96.21%	99.63% / 96.21%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	15	15	15		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 3.6%	3 / 3.6%	3 / 3.6%	/	
Mean / Median Ratio of Sales:	99.63% / 96.21%	99.63% / 96.21%	99.63% / 96.21%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,181,602
 Average Current Yr Appr Val: \$1,149,102
 Prev to Curr Pct Change: -2.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8063V	TANGLEWOOD AT STONEBRIDGE RANCH (VILLAS)	HRH	43	3	7%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 7.0%	3 / 7.0%	3 / 7.0%	/
Mean / Median Ratio of Sales:	97.04% / 98.21%	97.04% / 98.21%	97.04% / 98.21%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	14	14	14	

Qualified Conventional

Count / Pct of Sales:	3 / 7.0%	3 / 7.0%	3 / 7.0%	/
Mean / Median Ratio of Sales:	97.04% / 98.21%	97.04% / 98.21%	97.04% / 98.21%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$884,646	Average Current Yr Appr Val: \$842,843	Prev to Curr Pct Change: -4.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

[illegible]

Average Previous Yr Appr Val: \$693,007

Average Current Yr Appr Val: \$687,943

Prev to Curr Pct Change: -0.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8088 SYMPHONY AT STONEBRIDGE LHR 74 2 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	1 / 1.4%	1 / 1.4%
Mean / Median Ratio of Sales:	100.16% / 100.16%	100.16% / 100.16%	98.6% / 98.6%	101.71% / 101.71%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	98%	98%	101%	94%
Average 'Days On Market':	44	44	0	88

Qualified Conventional

Count / Pct of Sales:	2 / 2.7%	2 / 2.7%	1 / 1.4%	1 / 1.4%
Mean / Median Ratio of Sales:	100.16% / 100.16%	100.16% / 100.16%	98.6% / 98.6%	101.71% / 101.71%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$450,095

Average Current Yr Appr Val: \$412,962

Prev to Curr Pct Change: -8.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8089	CANYON ESTATES	LHR	61	5	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 8.2%	3 / 4.9%	3 / 4.9%	2 / 3.3%	
Mean / Median Ratio of Sales:	99.47% / 99.08%	98.48% / 98.92%	98.48% / 98.92%	100.96% / 100.96%	
Count of Properties Listed:	5	3	3	2	
Ratio of SalePrice / ListPrice:	99%	100%	100%	98%	
Average 'Days On Market':	36	23	23	56	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 8.2%	3 / 4.9%	3 / 4.9%	2 / 3.3%	
Mean / Median Ratio of Sales:	99.47% / 99.08%	98.48% / 98.92%	98.48% / 98.92%	100.96% / 100.96%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$554,625 Average Current Yr Appr Val: \$561,379 Prev to Curr Pct Change: 1.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8101	ROLLING RIDGE ESTATES #02	DMR	177	3	2%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	2 / 1.1%	2 / 1.1%	2 / 1.1%	/
Mean / Median Ratio of Sales:	99.7% / 99.7%	99.7% / 99.7%	99.7% / 99.7%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	42	42	42	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	2 / 1.1%	2 / 1.1%	2 / 1.1%	/
Mean / Median Ratio of Sales:	99.7% / 99.7%	99.7% / 99.7%	99.7% / 99.7%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	1 / 0.6%	1 / 0.6%	1 / 0.6%	/
Mean / Median Ratio of Sales:	122.47% / 122.47%	122.47% / 122.47%	122.47% / 122.47%	% / %
Average 'Days On Market':	12	12	12	
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	3 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	2.26% / 0.00%	2.26% / 0.00%	1.69% / 0.00%	0.56% / 0.00%

Average Previous Yr Appr Val: \$774,377	Average Current Yr Appr Val: \$824,657	Prev to Curr Pct Change:	6.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8111	BIRMINGHAM FARMS #2B	JKF	132	3	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.3%	3 / 2.3%	3 / 2.3%	/	
Mean / Median Ratio of Sales:	99% / 99.87%	99% / 99.87%	99% / 99.87%	% / %	
Count of Properties Listed:	3	3	3		
Ratio of SalePrice / ListPrice:	98%	98%	98%	%	
Average 'Days On Market':	11	11	11		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.3%	3 / 2.3%	3 / 2.3%	/	
Mean / Median Ratio of Sales:	99% / 99.87%	99% / 99.87%	99% / 99.87%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$263,329 Average Current Yr Appr Val: \$279,064 Prev to Curr Pct Change: 5.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8115 WESTGATE HOLLOW ADDITION JKF 90 2 2%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.2%	2 / 2.2%	1 / 1.1%	1 / 1.1%
Mean / Median Ratio of Sales:	99.91% / 99.91%	99.91% / 99.91%	97.65% / 97.65%	102.17% / 102.17%
Count of Properties Listed:	2	2	1	1
Ratio of SalePrice / ListPrice:	96%	96%	100%	92%
Average 'Days On Market':	25	25	6	44

Qualified Conventional

Count / Pct of Sales:	2 / 2.2%	2 / 2.2%	1 / 1.1%	1 / 1.1%
Mean / Median Ratio of Sales:	99.91% / 99.91%	99.91% / 99.91%	97.65% / 97.65%	102.17% / 102.17%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$316,889

Average Current Yr Appr Val: \$287,295

Prev to Curr Pct Change: -9.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8235MORNINGSTAR MEADOWDMR110109%

Mkt Cd:

Prior YTD Sales StudyPrior Year Sales Study1st 3Qtrs Sales StudyJan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	10 / 9.1%	10 / 9.1%	5 / 4.5%	5 / 4.5%
Mean / Median Ratio of Sales:	100.71% / 99.91%	100.71% / 99.91%	100.81% / 100.15%	100.6% / 98.23%
Count of Properties Listed:	10	10	5	5
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	49	49	64	33

Qualified Conventional

Count / Pct of Sales:	10 / 9.1%	10 / 9.1%	5 / 4.5%	5 / 4.5%
Mean / Median Ratio of Sales:	100.71% / 99.91%	100.71% / 99.91%	100.81% / 100.15%	100.6% / 98.23%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$315,655Average Current Yr Appr Val: \$319,849Prev to Curr Pct Change: 1.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8273 VILLAGE THE JKF 120 4 3%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.3%	4 / 3.3%	3 / 2.5%	1 / 0.8%
Mean / Median Ratio of Sales:	103.1% / 101.77%	103.1% / 101.77%	102.94% / 99.94%	103.59% / 103.59%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	95%	95%	96%	92%
Average 'Days On Market':	50	50	20	111

Qualified Conventional

Count / Pct of Sales:	4 / 3.3%	4 / 3.3%	3 / 2.5%	1 / 0.8%
Mean / Median Ratio of Sales:	103.1% / 101.77%	103.1% / 101.77%	102.94% / 99.94%	103.59% / 103.59%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$303,767

Average Current Yr Appr Val: \$303,606

Prev to Curr Pct Change: -0.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8292	COUNTRY PLACE	KER	2		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$161,811
 Average Current Yr Appr Val: \$186,319
 Prev to Curr Pct Change: 15.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8323	THORNBERRY RIDGE	LEM	79	4	5%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 3.8%	3 / 3.8%	2 / 2.5%	1 / 1.3%
Mean / Median Ratio of Sales:	98.85% / 100.01%	98.85% / 100.01%	98.27% / 98.27%	100.01% / 100.01%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	100%	100%	99%	101%
Average 'Days On Market':	37	37	34	44
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 3.8%	3 / 3.8%	2 / 2.5%	1 / 1.3%
Mean / Median Ratio of Sales:	98.85% / 100.01%	98.85% / 100.01%	98.27% / 98.27%	100.01% / 100.01%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/
Mean / Median Ratio of Sales:	87.29% / 87.29%	87.29% / 87.29%	87.29% / 87.29%	% / %
Average 'Days On Market':	146	146	146	
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	2 / 0	1 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	2.53% / 0.00%	1.27% / 0.00%	1.27% / 0.00%	1.27% / 0.00%

Average Previous Yr Appr Val: \$726,760

Average Current Yr Appr Val: \$709,598

Prev to Curr Pct Change: -2.36 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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Notice RAD Report

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8328	FRANKLIN HEIGHTS	SBR	98	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 5.1%	5 / 5.1%	4 / 4.1%	1 / 1.0%	
Mean / Median Ratio of Sales:	99.36% / 100.06%	99.36% / 100.06%	99.18% / 99.68%	100.06% / 100.06%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	33	33	30	43	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 5.1%	5 / 5.1%	4 / 4.1%	1 / 1.0%	
Mean / Median Ratio of Sales:	99.36% / 100.06%	99.36% / 100.06%	99.18% / 99.68%	100.06% / 100.06%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$401,402
 Average Current Yr Appr Val: \$406,905
 Prev to Curr Pct Change: 1.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8343	VIRGINIA PARKLANDS	LEM	172	4	2%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	4 / 2.3%	4 / 2.3%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	99.88% / 100.09%	99.88% / 100.09%	99.04% / 99.04%	100.73% / 100.73%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	99%	99%	103%	96%
Average 'Days On Market':	19	19	28	10
<u>Qualified Conventional</u>				
Count / Pct of Sales:	4 / 2.3%	4 / 2.3%	2 / 1.2%	2 / 1.2%
Mean / Median Ratio of Sales:	99.88% / 100.09%	99.88% / 100.09%	99.04% / 99.04%	100.73% / 100.73%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$447,527

Average Current Yr Appr Val: \$462,254

Prev to Curr Pct Change: 3.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8363	PASQUINELLIS VILLAGE ON THE GREEN	SBR	147	16	11%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	16 / 10.9%	15 / 10.2%	11 / 7.5%	5 / 3.4%	
Mean / Median Ratio of Sales:	97.47% / 98.6%	96.49% / 98.49%	95.15% / 98.49%	102.58% / 99.42%	
Count of Properties Listed:	16	15	11	5	
Ratio of SalePrice / ListPrice:	100%	100%	101%	96%	
Average 'Days On Market':	66	64	70	59	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	16 / 10.9%	15 / 10.2%	11 / 7.5%	5 / 3.4%	
Mean / Median Ratio of Sales:	97.47% / 98.6%	96.49% / 98.49%	95.15% / 98.49%	102.58% / 99.42%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$311,464 Average Current Yr Appr Val: \$299,451 Prev to Curr Pct Change: -3.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8382	ENERGY LANE	CLW	30	1	3%

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 3.3%	1 / 3.3%	/	1 / 3.3%
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	% / %	99.78% / 99.78%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	97%	97%	%	97%
Average 'Days On Market':	6	6		6

Qualified Conventional

Count / Pct of Sales:	1 / 3.3%	1 / 3.3%	/	1 / 3.3%
Mean / Median Ratio of Sales:	99.78% / 99.78%	99.78% / 99.78%	% / %	99.78% / 99.78%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$319,977	Average Current Yr Appr Val: \$351,804	Prev to Curr Pct Change:	9.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8398	STONELAKE ESTATES WEST	MKN	237	7	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	7 / 3.0%	7 / 3.0%	4 / 1.7%	3 / 1.3%	
Mean / Median Ratio of Sales:	96.28% / 98.29%	96.28% / 98.29%	94.46% / 93.92%	98.72% / 100.01%	
Count of Properties Listed:	7	7	4	3	
Ratio of SalePrice / ListPrice:	99%	99%	101%	97%	
Average 'Days On Market':	53	53	16	102	
Qualified Conventional					
Count / Pct of Sales:	7 / 3.0%	7 / 3.0%	4 / 1.7%	3 / 1.3%	
Mean / Median Ratio of Sales:	96.28% / 98.29%	96.28% / 98.29%	94.46% / 93.92%	98.72% / 100.01%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$629,840
 Average Current Yr Appr Val: \$611,942
 Prev to Curr Pct Change: -2.84 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8414	HIDDEN CREEK ESTATES	CLP	224	4	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 1.8%	4 / 1.8%	3 / 1.3%	1 / 0.4%	
Mean / Median Ratio of Sales:	99.57% / 100.19%	99.57% / 100.19%	102.3% / 102.65%	91.36% / 91.36%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	96%	96%	96%	96%	
Average 'Days On Market':	83	83	87	73	
Qualified Conventional					
Count / Pct of Sales:	4 / 1.8%	4 / 1.8%	3 / 1.3%	1 / 0.4%	
Mean / Median Ratio of Sales:	99.57% / 100.19%	99.57% / 100.19%	102.3% / 102.65%	91.36% / 91.36%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.45% / 0.00%	0.45% / 0.00%	0.45% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$342,660
 Average Current Yr Appr Val: \$323,239
 Prev to Curr Pct Change: -5.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8431	MALLARD LAKES #2	DNB	70	4	6%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		4 / 5.7%	3 / 4.3%	2 / 2.9%	2 / 2.9%
Mean / Median Ratio of Sales:		98.79% / 99.88%	97.57% / 97.28%	100.86% / 100.86%	96.73% / 96.73%
Count of Properties Listed:		4	3	2	2
Ratio of SalePrice / ListPrice:		100%	99%	99%	101%
Average 'Days On Market':		19	14	20	18
<u>Qualified Conventional</u>					
Count / Pct of Sales:		4 / 5.7%	3 / 4.3%	2 / 2.9%	2 / 2.9%
Mean / Median Ratio of Sales:		98.79% / 99.88%	97.57% / 97.28%	100.86% / 100.86%	96.73% / 96.73%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$822,999 Average Current Yr Appr Val: \$837,165 Prev to Curr Pct Change: 1.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8462SONORA RIDGESBR7423%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:2 / 2.7%

Mean / Median Ratio of Sales:100.36% / 100.36%

Count of Properties Listed:2

Ratio of SalePrice / ListPrice:100%

Average 'Days On Market':41

2 / 2.7%

100.36% / 100.36%

2

100%

41

2 / 2.7%

100.36% / 100.36%

2

100%

41

/

% / %

%

Qualified Conventional

Count / Pct of Sales:2 / 2.7%

Mean / Median Ratio of Sales:100.36% / 100.36%

2 / 2.7%

100.36% / 100.36%

2

100.36%

/

% / %

Qualified REO

Count / Pct of Sales:/

Mean / Median Ratio of Sales:% / %

/

% / %

/

% / %

Disqualified

Count /Pct of Sales:/

Mean / Median Ratio of Sales:% / %

/

% / %

/

% / %

Foreclosures

Count of 'Posted' / 'Struck Off':1 / 0

Pct of Props 'Posted' / 'Struck Off':1.35% / 0.00%

1 / 0

1.35% / 0.00%

0 / 0

0.00% / 0.00%

1 / 0

1.35% / 0.00%

Average Previous Yr Appr Val: \$422,705

Average Current Yr Appr Val: \$432,755

Prev to Curr Pct Change:2.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:1/1/2024 thru 8/31/2024

Prior Year Date Range:1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8462-TWO	SONORA RIDGE (2 STORY)	SBR	72	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.8%	1 / 1.4%	/	2 / 2.8%	
Mean / Median Ratio of Sales:	100.64% / 100.64%	94.13% / 94.13%	% / %	100.64% / 100.64%	
Count of Properties Listed:	2	1		2	
Ratio of SalePrice / ListPrice:	96%	97%	%	96%	
Average 'Days On Market':	67	62		67	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.8%	1 / 1.4%	/	2 / 2.8%	
Mean / Median Ratio of Sales:	100.64% / 100.64%	94.13% / 94.13%	% / %	100.64% / 100.64%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$457,260 Average Current Yr Appr Val: \$476,003 Prev to Curr Pct Change: 4.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8475	TIMBER CREEK #1	LAK	258	17	7%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	17 / 6.6%	17 / 6.6%	12 / 4.7%	5 / 1.9%
Mean / Median Ratio of Sales:	99.23% / 100.06%	99.23% / 100.06%	95.68% / 95.22%	107.76% / 107.19%
Count of Properties Listed:	17	17	12	5
Ratio of SalePrice / ListPrice:	97%	97%	97%	99%
Average 'Days On Market':	44	44	47	36
<u>Qualified Conventional</u>				
Count / Pct of Sales:	17 / 6.6%	17 / 6.6%	12 / 4.7%	5 / 1.9%
Mean / Median Ratio of Sales:	99.23% / 100.06%	99.23% / 100.06%	95.68% / 95.22%	107.76% / 107.19%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.39% / 0.00%	0.39% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$441,917

Average Current Yr Appr Val: \$432,263

Prev to Curr Pct Change: -2.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8480 WINDSOR MEADOWS AT WESTRIDGE #5 MKN 67 3 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 4.5%	2 / 3.0%	1 / 1.5%	2 / 3.0%
Mean / Median Ratio of Sales:	103.36% / 100.17%	100.02% / 100.02%	100.17% / 100.17%	104.95% / 104.95%
Count of Properties Listed:	3	2	1	2
Ratio of SalePrice / ListPrice:	99%	100%	103%	97%
Average 'Days On Market':	20	26	5	27

Qualified Conventional

Count / Pct of Sales:	3 / 4.5%	2 / 3.0%	1 / 1.5%	2 / 3.0%
Mean / Median Ratio of Sales:	103.36% / 100.17%	100.02% / 100.02%	100.17% / 100.17%	104.95% / 104.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$421,575

Average Current Yr Appr Val: \$409,841

Prev to Curr Pct Change: -2.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8511 MADISON ESTATES KER 124 6 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 4.8%	6 / 4.8%	4 / 3.2%	2 / 1.6%
Mean / Median Ratio of Sales:	100.05% / 98.56%	100.05% / 98.56%	100.96% / 100.19%	98.22% / 98.22%
Count of Properties Listed:	6	6	4	2
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%
Average 'Days On Market':	26	26	31	16

Qualified Conventional

Count / Pct of Sales:	6 / 4.8%	6 / 4.8%	4 / 3.2%	2 / 1.6%
Mean / Median Ratio of Sales:	100.05% / 98.56%	100.05% / 98.56%	100.96% / 100.19%	98.22% / 98.22%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$308,081

Average Current Yr Appr Val: \$312,046

Prev to Curr Pct Change: 1.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8518	MEADOWVIEW ESTATES	SDH	108	3	3%

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.8%	3 / 2.8%	3 / 2.8%	/
Mean / Median Ratio of Sales:	99.55% / 99.83%	99.55% / 99.83%	99.55% / 99.83%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	38	38	38	

Qualified Conventional

Count / Pct of Sales:	3 / 2.8%	3 / 2.8%	3 / 2.8%	/
Mean / Median Ratio of Sales:	99.55% / 99.83%	99.55% / 99.83%	99.55% / 99.83%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$419,645	Average Current Yr Appr Val: \$392,460	Prev to Curr Pct Change: -6.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8557

15TH ST VILLAGE #1

KER

20

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$348,438

Average Current Yr Appr Val: \$222,657

Prev to Curr Pct Change: -36.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8566 CREEK VALLEY ESTATES AKJ 11 1 9%

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 9.1%	1 / 9.1%	1 / 9.1%	/
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	99.88% / 99.88%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	5	5	5	

Qualified Conventional

Count / Pct of Sales:	1 / 9.1%	1 / 9.1%	1 / 9.1%	/
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	99.88% / 99.88%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$737,892 Average Current Yr Appr Val: \$861,624 Prev to Curr Pct Change: 16.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8568WESTFIELDNSH14332%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 2.1%	3 / 2.1%	2 / 1.4%	1 / 0.7%
Mean / Median Ratio of Sales:	98.48% / 99.86%	98.48% / 99.86%	95.1% / 95.1%	105.23% / 105.23%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	99%	96%
Average 'Days On Market':	58	58	57	62
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 2.1%	3 / 2.1%	2 / 1.4%	1 / 0.7%
Mean / Median Ratio of Sales:	98.48% / 99.86%	98.48% / 99.86%	95.1% / 95.1%	105.23% / 105.23%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$340,733Average Current Yr Appr Val: \$316,368Prev to Curr Pct Change: -7.15 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/20251st 3Qtrs Date Range:1/1/2024 thru 8/31/2024

Prior Year Date Range:1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8579 OAK BEND ESTATES VLH 41 3 7%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 7.3%	2 / 4.9%	2 / 4.9%	1 / 2.4%
Mean / Median Ratio of Sales:	98.9% / 100.07%	94.67% / 94.67%	94.67% / 94.67%	107.38% / 107.38%
Count of Properties Listed:	3	2	2	1
Ratio of SalePrice / ListPrice:	99%	100%	100%	96%
Average 'Days On Market':	120	75	75	210

Qualified Conventional

Count / Pct of Sales:	3 / 7.3%	2 / 4.9%	2 / 4.9%	1 / 2.4%
Mean / Median Ratio of Sales:	98.9% / 100.07%	94.67% / 94.67%	94.67% / 94.67%	107.38% / 107.38%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$407,666

Average Current Yr Appr Val: \$476,546

Prev to Curr Pct Change: 16.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8596	NORTH CREEK #1	KAB	149	10	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 6.7%	10 / 6.7%	7 / 4.7%	3 / 2.0%	
Mean / Median Ratio of Sales:	98.35% / 98.78%	98.35% / 98.78%	97.63% / 96.89%	100.04% / 100.22%	
Count of Properties Listed:	10	10	7	3	
Ratio of SalePrice / ListPrice:	97%	97%	97%	95%	
Average 'Days On Market':	35	35	19	72	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 6.7%	10 / 6.7%	7 / 4.7%	3 / 2.0%	
Mean / Median Ratio of Sales:	98.35% / 98.78%	98.35% / 98.78%	97.63% / 96.89%	100.04% / 100.22%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.67% / 0.00%	0.67% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$354,242 Average Current Yr Appr Val: \$331,302 Prev to Curr Pct Change: -6.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8597 **SETTLERS WAY** **LHR** **104** **3** **3%**

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.9%	3 / 2.9%	1 / 1.0%	2 / 1.9%
Mean / Median Ratio of Sales:	102.78% / 100.15%	102.78% / 100.15%	99.36% / 99.36%	104.49% / 104.49%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	96%	96%	97%	95%
Average 'Days On Market':	27	27	14	34

Qualified Conventional

Count / Pct of Sales:	3 / 2.9%	3 / 2.9%	1 / 1.0%	2 / 1.9%
Mean / Median Ratio of Sales:	102.78% / 100.15%	102.78% / 100.15%	99.36% / 99.36%	104.49% / 104.49%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.96% / 0.00%	0.96% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$356,455 Average Current Yr Appr Val: \$329,368 Prev to Curr Pct Change: -7.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8599 LAKES OF LACIMA #01 MKN 141 6 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 4.3%	6 / 4.3%	5 / 3.5%	1 / 0.7%
Mean / Median Ratio of Sales:	102.32% / 99.77%	102.32% / 99.77%	99.95% / 98.25%	114.17% / 114.17%
Count of Properties Listed:	6	6	5	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	95%
Average 'Days On Market':	41	41	39	52

Qualified Conventional

Count / Pct of Sales:	6 / 4.3%	6 / 4.3%	5 / 3.5%	1 / 0.7%
Mean / Median Ratio of Sales:	102.32% / 99.77%	102.32% / 99.77%	99.95% / 98.25%	114.17% / 114.17%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.71% / 0.00%	0.71% / 0.00%	0.71% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$626,622

Average Current Yr Appr Val: \$761,969

Prev to Curr Pct Change: 21.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8609	VILLAGE AT LEGACY	VLH	125	1	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 0.8%	1 / 0.8%	1 / 0.8%	/	
Mean / Median Ratio of Sales:	99.9% / 99.9%	99.9% / 99.9%	99.9% / 99.9%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	4	4	4		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 0.8%	1 / 0.8%	1 / 0.8%	/	
Mean / Median Ratio of Sales:	99.9% / 99.9%	99.9% / 99.9%	99.9% / 99.9%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$464,015 Average Current Yr Appr Val: \$488,849 Prev to Curr Pct Change: 5.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8629	JUSTISS FARMS	VLH	7		
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$419,730
 Average Current Yr Appr Val: \$410,063
 Prev to Curr Pct Change: -2.3 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8648

AVONDALE

AKY

111

2

2%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

2 / 1.8%

2 / 1.8%

1 / 0.9%

1 / 0.9%

Mean / Median Ratio of Sales:

98.07% / 98.07%

98.07% / 98.07%

96.13% / 96.13%

100.01% / 100.01%

Count of Properties Listed:

2

2

1

1

Ratio of SalePrice / ListPrice:

100%

100%

100%

99%

Average 'Days On Market':

24

24

4

45

Qualified Conventional

Count / Pct of Sales:

2 / 1.8%

2 / 1.8%

1 / 0.9%

1 / 0.9%

Mean / Median Ratio of Sales:

98.07% / 98.07%

98.07% / 98.07%

96.13% / 96.13%

100.01% / 100.01%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

2 / 0

2 / 0

2 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

1.80% / 0.00%

1.80% / 0.00%

1.80% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$440,325

Average Current Yr Appr Val: \$509,371

Prev to Curr Pct Change: 15.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8648TH

AVONDALE

AKY

27

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

% / %

% / %

%

%

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

% / %

% / %

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

% / %

% / %

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

% / %

% / %

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

0 / 0

0.00% / 0.00%

Average Previous Yr Appr Val: \$383,827

Average Current Yr Appr Val: \$384,951

Prev to Curr Pct Change: 0.29 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8649	SUNCREEK TOWNHOMES	SEL	154	12	8%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	12 / 7.8%	12 / 7.8%	7 / 4.5%	5 / 3.2%	
Mean / Median Ratio of Sales:	98.38% / 98.97%	98.38% / 98.97%	97.33% / 98.49%	99.84% / 100.02%	
Count of Properties Listed:	12	12	7	5	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	48	48	57	36	
Qualified Conventional					
Count / Pct of Sales:	12 / 7.8%	12 / 7.8%	7 / 4.5%	5 / 3.2%	
Mean / Median Ratio of Sales:	98.38% / 98.97%	98.38% / 98.97%	97.33% / 98.49%	99.84% / 100.02%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	0 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.65% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.65% / 0.00%	

Average Previous Yr Appr Val: \$356,373
 Average Current Yr Appr Val: \$361,787
 Prev to Curr Pct Change: 1.52 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8655 VILLAS OF WESTRIDGE MKN 246 10 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	10 / 4.1%	10 / 4.1%	6 / 2.4%	4 / 1.6%
Mean / Median Ratio of Sales:	100.23% / 99.84%	100.23% / 99.84%	99.4% / 97.46%	101.48% / 100.41%
Count of Properties Listed:	10	10	6	4
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	49	49	56	39

Qualified Conventional

Count / Pct of Sales:	10 / 4.1%	10 / 4.1%	6 / 2.4%	4 / 1.6%
Mean / Median Ratio of Sales:	100.23% / 99.84%	100.23% / 99.84%	99.4% / 97.46%	101.48% / 100.41%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$320,898

Average Current Yr Appr Val: \$329,609

Prev to Curr Pct Change: 2.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8659TH CHASE OAKS VILLAGE EGM 160 2 1%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.3%	2 / 1.3%	/	2 / 1.3%
Mean / Median Ratio of Sales:	100.17% / 100.17%	100.17% / 100.17%	% / %	100.17% / 100.17%
Count of Properties Listed:	2	2		2
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	47	47		47

Qualified Conventional

Count / Pct of Sales:	2 / 1.3%	2 / 1.3%	/	2 / 1.3%
Mean / Median Ratio of Sales:	100.17% / 100.17%	100.17% / 100.17%	% / %	100.17% / 100.17%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$354,201

Average Current Yr Appr Val: \$321,887

Prev to Curr Pct Change: -9.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8674	HUNTERS CREEK #1	SBR	185	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	3 / 1.6%	2 / 1.1%	
Mean / Median Ratio of Sales:	101.44% / 99.4%	101.44% / 99.4%	99.71% / 99.4%	104.05% / 104.05%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	96%	96%	95%	98%	
Average 'Days On Market':	102	102	28	214	
Qualified Conventional					
Count / Pct of Sales:	5 / 2.7%	5 / 2.7%	3 / 1.6%	2 / 1.1%	
Mean / Median Ratio of Sales:	101.44% / 99.4%	101.44% / 99.4%	99.71% / 99.4%	104.05% / 104.05%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.54% / 0.00%	0.54% / 0.00%	0.54% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$378,420 Average Current Yr Appr Val: \$361,182 Prev to Curr Pct Change: -4.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8680II CREEKSCLW3413%

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	1 / 2.9%	/
Mean / Median Ratio of Sales:	99.76% / 99.76%	99.76% / 99.76%	99.76% / 99.76%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	100%	%
Average 'Days On Market':	3	3	3	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	1 / 2.9%	/
Mean / Median Ratio of Sales:	99.76% / 99.76%	99.76% / 99.76%	99.76% / 99.76%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$712,031Average Current Yr Appr Val: \$756,178Prev to Curr Pct Change: 6.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8724 STONELEIGH PLACE DNB 83 3 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.6%	3 / 3.6%	2 / 2.4%	1 / 1.2%
Mean / Median Ratio of Sales:	101.92% / 100.13%	101.92% / 100.13%	105.99% / 105.99%	93.78% / 93.78%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	98%	98%	98%	98%
Average 'Days On Market':	29	29	26	34

Qualified Conventional

Count / Pct of Sales:	3 / 3.6%	3 / 3.6%	2 / 2.4%	1 / 1.2%
Mean / Median Ratio of Sales:	101.92% / 100.13%	101.92% / 100.13%	105.99% / 105.99%	93.78% / 93.78%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$310,477

Average Current Yr Appr Val: \$329,115

Prev to Curr Pct Change: 6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8730	CORONADO VILLAGE	LHR	76	5	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 6.6%	5 / 6.6%	3 / 3.9%	2 / 2.6%	
Mean / Median Ratio of Sales:	97.91% / 99.26%	97.91% / 99.26%	97.18% / 100.3%	99.02% / 99.02%	
Count of Properties Listed:	5	5	3	2	
Ratio of SalePrice / ListPrice:	97%	97%	98%	95%	
Average 'Days On Market':	37	37	46	25	
Qualified Conventional					
Count / Pct of Sales:	5 / 6.6%	5 / 6.6%	3 / 3.9%	2 / 2.6%	
Mean / Median Ratio of Sales:	97.91% / 99.26%	97.91% / 99.26%	97.18% / 100.3%	99.02% / 99.02%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$389,750 Average Current Yr Appr Val: \$400,679 Prev to Curr Pct Change: 2.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8735 REDHILL SPRINGS VLH 76 3 4%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.9%	2 / 2.6%	2 / 2.6%	1 / 1.3%
Mean / Median Ratio of Sales:	100.24% / 99.96%	100.38% / 100.38%	100.38% / 100.38%	99.96% / 99.96%
Count of Properties Listed:	3	2	2	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%
Average 'Days On Market':	40	30	30	59

Qualified Conventional

Count / Pct of Sales:	3 / 3.9%	2 / 2.6%	2 / 2.6%	1 / 1.3%
Mean / Median Ratio of Sales:	100.24% / 99.96%	100.38% / 100.38%	100.38% / 100.38%	99.96% / 99.96%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$365,570

Average Current Yr Appr Val: \$351,747

Prev to Curr Pct Change: -3.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8771	WINDGATE MANOR	CEC	47	2	4%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 4.3%	2 / 4.3%	2 / 4.3%	/	
Mean / Median Ratio of Sales:	99.63% / 99.63%	99.63% / 99.63%	99.63% / 99.63%	% / %	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	11	11	11		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 4.3%	2 / 4.3%	2 / 4.3%	/	
Mean / Median Ratio of Sales:	99.63% / 99.63%	99.63% / 99.63%	99.63% / 99.63%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$516,576 Average Current Yr Appr Val: \$574,785 Prev to Curr Pct Change: 11.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8776 **WOODBIDGE #08** **JKF** **272** **9** **3%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 3.3%	8 / 2.9%	5 / 1.8%	4 / 1.5%
Mean / Median Ratio of Sales:	99.86% / 100.31%	100.15% / 100.52%	99.41% / 100.31%	100.42% / 99.93%
Count of Properties Listed:	9	8	5	4
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	45	50	34	58

Qualified Conventional

Count / Pct of Sales:	9 / 3.3%	8 / 2.9%	5 / 1.8%	4 / 1.5%
Mean / Median Ratio of Sales:	99.86% / 100.31%	100.15% / 100.52%	99.41% / 100.31%	100.42% / 99.93%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$542,622

Average Current Yr Appr Val: \$551,794

Prev to Curr Pct Change: 1.69 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8802

BLUE RIDGE EAST

KER

1

Mkt Cd: Blue Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

%

%

%

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Qualified REO

Count / Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Disqualified

Count /Pct of Sales:

/

Mean / Median Ratio of Sales:

% /

%

% /

%

% /

%

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$41,429

Average Current Yr Appr Val: \$45,356

Prev to Curr Pct Change: 9.48 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8813	WILLOW BEND PARK #3	CLW	62	3	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 4.8%	3 / 4.8%	2 / 3.2%	1 / 1.6%	
Mean / Median Ratio of Sales:	97.72% / 100.17%	97.72% / 100.17%	94.65% / 94.65%	103.85% / 103.85%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	99%	95%	
Average 'Days On Market':	11	11	5	24	
Qualified Conventional					
Count / Pct of Sales:	3 / 4.8%	3 / 4.8%	2 / 3.2%	1 / 1.6%	
Mean / Median Ratio of Sales:	97.72% / 100.17%	97.72% / 100.17%	94.65% / 94.65%	103.85% / 103.85%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$996,327 Average Current Yr Appr Val: \$1,086,261 Prev to Curr Pct Change: 9.03 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8818	SETTLEMENT AT CRAIG RANCH, THE	EGM	92	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 5.4%	5 / 5.4%	4 / 4.3%	1 / 1.1%	
Mean / Median Ratio of Sales:	99.74% / 100.02%	99.74% / 100.02%	99.77% / 100.59%	99.59% / 99.59%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	100%	
Average 'Days On Market':	52	52	62	13	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 5.4%	5 / 5.4%	4 / 4.3%	1 / 1.1%	
Mean / Median Ratio of Sales:	99.74% / 100.02%	99.74% / 100.02%	99.77% / 100.59%	99.59% / 99.59%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$707,326
 Average Current Yr Appr Val: \$725,520
 Prev to Curr Pct Change: 2.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8818N SETTLEMENT CRAIG RANCH NEW BUILT EGM 127 4 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 3.1%	4 / 3.1%	4 / 3.1%	/
Mean / Median Ratio of Sales:	101.62% / 100.05%	101.62% / 100.05%	101.62% / 100.05%	% / %
Count of Properties Listed:	4	4	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	23	23	23	

Qualified Conventional

Count / Pct of Sales:	4 / 3.1%	4 / 3.1%	4 / 3.1%	/
Mean / Median Ratio of Sales:	101.62% / 100.05%	101.62% / 100.05%	101.62% / 100.05%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$625,937

Average Current Yr Appr Val: \$635,912

Prev to Curr Pct Change: 1.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8818TH SETTLEMENT AT CRAIG RANCH, THE (TOWNHOUSES) EGM 64 3 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 4.7%	3 / 4.7%	2 / 3.1%	1 / 1.6%
Mean / Median Ratio of Sales:	99.69% / 100.06%	99.69% / 100.06%	100.29% / 100.29%	98.49% / 98.49%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	100%	100%	102%	98%
Average 'Days On Market':	10	10	4	22

Qualified Conventional

Count / Pct of Sales:	3 / 4.7%	3 / 4.7%	2 / 3.1%	1 / 1.6%
Mean / Median Ratio of Sales:	99.69% / 100.06%	99.69% / 100.06%	100.29% / 100.29%	98.49% / 98.49%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$458,644

Average Current Yr Appr Val: \$461,400

Prev to Curr Pct Change: 0.6 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8841 **PARK AT MONTGOMERY FARM** **CEC** **179** **7** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	7 / 3.9%	7 / 3.9%	6 / 3.4%	1 / 0.6%
Mean / Median Ratio of Sales:	100.37% / 97.88%	100.37% / 97.88%	101.1% / 100.12%	95.97% / 95.97%
Count of Properties Listed:	7	7	6	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	99%
Average 'Days On Market':	29	29	24	60

Qualified Conventional

Count / Pct of Sales:	7 / 3.9%	7 / 3.9%	6 / 3.4%	1 / 0.6%
Mean / Median Ratio of Sales:	100.37% / 97.88%	100.37% / 97.88%	101.1% / 100.12%	95.97% / 95.97%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$666,197

Average Current Yr Appr Val: \$696,745

Prev to Curr Pct Change: 4.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8877 OAK POINT ESTATES KER 129 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.3%	3 / 2.3%	2 / 1.6%	1 / 0.8%
Mean / Median Ratio of Sales:	107.78% / 99.84%	107.78% / 99.84%	96.91% / 96.91%	129.51% / 129.51%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	97%	97%	97%	97%
Average 'Days On Market':	90	90	57	158

Qualified Conventional

Count / Pct of Sales:	3 / 2.3%	3 / 2.3%	2 / 1.6%	1 / 0.8%
Mean / Median Ratio of Sales:	107.78% / 99.84%	107.78% / 99.84%	96.91% / 96.91%	129.51% / 129.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$537,606

Average Current Yr Appr Val: \$565,239

Prev to Curr Pct Change: 5.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8877TH **OAK POINT EST TOWNHOMES** **KER** **101** **5** **5%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 5.0%	5 / 5.0%	5 / 5.0%	/
Mean / Median Ratio of Sales:	100.97% / 99.76%	100.97% / 99.76%	100.97% / 99.76%	% / %
Count of Properties Listed:	5	5	5	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	30	30	30	

Qualified Conventional

Count / Pct of Sales:	5 / 5.0%	5 / 5.0%	5 / 5.0%	/
Mean / Median Ratio of Sales:	100.97% / 99.76%	100.97% / 99.76%	100.97% / 99.76%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$363,532

Average Current Yr Appr Val: \$384,963

Prev to Curr Pct Change: 5.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8883	MEADOW AT MONTGOMERY FARMS	RAC	35	1	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	1 / 2.9%	/	
Mean / Median Ratio of Sales:	99.28% / 99.28%	99.28% / 99.28%	99.28% / 99.28%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	91%	91%	91%	%	
Average 'Days On Market':	94	94	94		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	1 / 2.9%	/	
Mean / Median Ratio of Sales:	99.28% / 99.28%	99.28% / 99.28%	99.28% / 99.28%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,340,043 Average Current Yr Appr Val: \$1,338,127 Prev to Curr Pct Change: -0.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8905 **SPRING MEADOW ESTATES** **AKJ** **81** **2** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 2.5%	2 / 2.5%	2 / 2.5%	/
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	100.12% / 100.12%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	48	48	48	

Qualified Conventional

Count / Pct of Sales:	2 / 2.5%	2 / 2.5%	2 / 2.5%	/
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	100.12% / 100.12%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	1.23% / 0.00%	1.23% / 0.00%	0.00% / 0.00%	1.23% / 0.00%

Average Previous Yr Appr Val: \$562,079

Average Current Yr Appr Val: \$608,540

Prev to Curr Pct Change: 8.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8916CUST

THE CASCADES 1, CUSTOM HOMES

SLW

55

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$976,211

Average Current Yr Appr Val: \$951,154

Prev to Curr Pct Change: -2.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8929	RIDGEVIEW VILLAS	JRP	135	6	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 4.4%	5 / 3.7%	5 / 3.7%	1 / 0.7%	
Mean / Median Ratio of Sales:	101.22% / 99.98%	100.31% / 99.21%	100.31% / 99.21%	105.77% / 105.77%	
Count of Properties Listed:	6	5	5	1	
Ratio of SalePrice / ListPrice:	99%	100%	100%	98%	
Average 'Days On Market':	47	49	49	38	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 4.4%	5 / 3.7%	5 / 3.7%	1 / 0.7%	
Mean / Median Ratio of Sales:	101.22% / 99.98%	100.31% / 99.21%	100.31% / 99.21%	105.77% / 105.77%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$550,489 Average Current Yr Appr Val: \$526,536 Prev to Curr Pct Change: -4.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8930	15TH STREET VILLAGE CONDOMINIUMS #1	KER	31	1	3%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 3.2%	1 / 3.2%	1 / 3.2%	/	
Mean / Median Ratio of Sales:	100.04% / 100.04%	100.04% / 100.04%	100.04% / 100.04%	% /	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	18	18	18		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 3.2%	1 / 3.2%	1 / 3.2%	/	
Mean / Median Ratio of Sales:	100.04% / 100.04%	100.04% / 100.04%	100.04% / 100.04%	% /	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$307,532
 Average Current Yr Appr Val: \$353,324
 Prev to Curr Pct Change: 14.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S8932	COUNTRY PLACE #2	KER	2	1	50%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	%
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:	1 / 50.0%	1 / 50.0%	1 / 50.0%	/	/
Mean / Median Ratio of Sales:	174.05% / 174.05%	174.05% / 174.05%	174.05% / 174.05%	% / %	% / %
Average 'Days On Market':	46	46	46		
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$141,330
 Average Current Yr Appr Val: \$259,105
 Prev to Curr Pct Change: 83.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8940 PASQUINELLIS FAIRWAY VILLAS AT RIDGEVIEW JRP 99 5 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 5.1%	4 / 4.0%	4 / 4.0%	1 / 1.0%
Mean / Median Ratio of Sales:	98.94% / 99.88%	98.71% / 99.74%	98.71% / 99.74%	99.88% / 99.88%
Count of Properties Listed:	5	4	4	1
Ratio of SalePrice / ListPrice:	99%	99%	99%	97%
Average 'Days On Market':	27	24	24	36

Qualified Conventional

Count / Pct of Sales:	5 / 5.1%	4 / 4.0%	4 / 4.0%	1 / 1.0%
Mean / Median Ratio of Sales:	98.94% / 99.88%	98.71% / 99.74%	98.71% / 99.74%	99.88% / 99.88%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$371,666

Average Current Yr Appr Val: \$381,943

Prev to Curr Pct Change: 2.77 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S8986 VILLAS AT TWIN CREEK AKY 132 6 5%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 4.5%	6 / 4.5%	6 / 4.5%	/
Mean / Median Ratio of Sales:	98.84% / 100.1%	98.84% / 100.1%	98.84% / 100.1%	% / %
Count of Properties Listed:	6	6	6	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	47	47	47	

Qualified Conventional

Count / Pct of Sales:	6 / 4.5%	6 / 4.5%	6 / 4.5%	/
Mean / Median Ratio of Sales:	98.84% / 100.1%	98.84% / 100.1%	98.84% / 100.1%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$350,863

Average Current Yr Appr Val: \$357,517

Prev to Curr Pct Change: 1.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9015	HIGHLANDS OF MCKAMY #1	CLP	88	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	2 / 2.3%	1 / 1.1%	
Mean / Median Ratio of Sales:	98.27% / 100.14%	98.27% / 100.14%	97.33% / 97.33%	100.14% / 100.14%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	36	36	34	41	
Qualified Conventional					
Count / Pct of Sales:	3 / 3.4%	3 / 3.4%	2 / 2.3%	1 / 1.1%	
Mean / Median Ratio of Sales:	98.27% / 100.14%	98.27% / 100.14%	97.33% / 97.33%	100.14% / 100.14%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.14% / 0.00%	1.14% / 0.00%	1.14% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$327,085 Average Current Yr Appr Val: \$296,362 Prev to Curr Pct Change: -9.39 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9016 **HIDDEN CREEK ESTATES #2** **CLP** **224** **10** **4%**

Mkt Cd: Green Nbhd

Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	10 / 4.5%	9 / 4.0%	6 / 2.7%	4 / 1.8%
Mean / Median Ratio of Sales:	99% / 99.93%	99.04% / 101.16%	100.03% / 99.19%	97.47% / 100.13%
Count of Properties Listed:	10	9	6	4
Ratio of SalePrice / ListPrice:	97%	97%	95%	99%
Average 'Days On Market':	56	59	55	58

Qualified Conventional

Count / Pct of Sales:	10 / 4.5%	9 / 4.0%	6 / 2.7%	4 / 1.8%
Mean / Median Ratio of Sales:	99% / 99.93%	99.04% / 101.16%	100.03% / 99.19%	97.47% / 100.13%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$368,081

Average Current Yr Appr Val: \$365,355

Prev to Curr Pct Change: -0.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9024	PARKSIDE VILLAGE	CEC	114	5	4%

Mkt Cd:

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	5 / 4.4%	4 / 3.5%	3 / 2.6%	2 / 1.8%
Mean / Median Ratio of Sales:	101.05% / 100.18%	101.27% / 101.24%	101.83% / 102.86%	99.89% / 99.89%
Count of Properties Listed:	5	4	3	2
Ratio of SalePrice / ListPrice:	98%	97%	97%	99%
Average 'Days On Market':	27	33	37	12

Qualified Conventional

Count / Pct of Sales:	5 / 4.4%	4 / 3.5%	3 / 2.6%	2 / 1.8%
Mean / Median Ratio of Sales:	101.05% / 100.18%	101.27% / 101.24%	101.83% / 102.86%	99.89% / 99.89%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$606,680

Average Current Yr Appr Val: \$589,306

Prev to Curr Pct Change: -2.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9029	GENTLE CREEK #06 "VILLAGE"	JEV	57	1	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/	
Mean / Median Ratio of Sales:	99.98% / 99.98%	99.98% / 99.98%	99.98% / 99.98%	% / %	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	94%	94%	94%	%	
Average 'Days On Market':	126	126	126		
Qualified Conventional					
Count / Pct of Sales:	1 / 1.8%	1 / 1.8%	1 / 1.8%	/	
Mean / Median Ratio of Sales:	99.98% / 99.98%	99.98% / 99.98%	99.98% / 99.98%	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,055,799

Average Current Yr Appr Val: \$1,162,655

Prev to Curr Pct Change: 10.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9032	GRAND HERITAGE CLUB	CLP	360	17	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	17 / 4.7%	14 / 3.9%	7 / 1.9%	10 / 2.8%	
Mean / Median Ratio of Sales:	101.05% / 100.14%	100.99% / 99.52%	99.12% / 98.83%	102.41% / 103.64%	
Count of Properties Listed:	17	14	7	10	
Ratio of SalePrice / ListPrice:	98%	97%	96%	99%	
Average 'Days On Market':	70	59	44	89	
Qualified Conventional					
Count / Pct of Sales:	17 / 4.7%	14 / 3.9%	7 / 1.9%	10 / 2.8%	
Mean / Median Ratio of Sales:	101.05% / 100.14%	100.99% / 99.52%	99.12% / 98.83%	102.41% / 103.64%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	2 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	1.11% / 0.00%	1.11% / 0.00%	0.56% / 0.00%	0.56% / 0.00%	

Average Previous Yr Appr Val: \$347,587
 Average Current Yr Appr Val: \$329,900
 Prev to Curr Pct Change: -5.09 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9035	GENTLE CREEK PLACE #07	KLC	55	2	4%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 3.6%	2 / 3.6%	2 / 3.6%	/	
Mean / Median Ratio of Sales:	100.68% / 100.68%	100.68% / 100.68%	100.68% / 100.68%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	97%	97%	97%	%	
Average 'Days On Market':	20	20	20		
Qualified Conventional					
Count / Pct of Sales:	2 / 3.6%	2 / 3.6%	2 / 3.6%	/	
Mean / Median Ratio of Sales:	100.68% / 100.68%	100.68% / 100.68%	100.68% / 100.68%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$1,489,302					
Average Current Yr Appr Val: \$1,496,437					
Prev to Curr Pct Change: 0.48 %					
*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9043	ESTATES AT CRAIG RANCH WEST #01, THE	HRH	32	2	6%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 6.3%	2 / 6.3%	2 / 6.3%	/	
Mean / Median Ratio of Sales:	99.48% / 99.48%	99.48% / 99.48%	99.48% / 99.48%	% / %	%
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	30	30	30		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 6.3%	2 / 6.3%	2 / 6.3%	/	
Mean / Median Ratio of Sales:	99.48% / 99.48%	99.48% / 99.48%	99.48% / 99.48%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,803,691

Average Current Yr Appr Val: \$2,043,928

Prev to Curr Pct Change: 13.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9043CUST	ESTATES AT CRAIG RANCH CUSTOM	HRH	39	2	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 5.1%	2 / 5.1%	1 / 2.6%	1 / 2.6%	
Mean / Median Ratio of Sales:	102.41% / 102.41%	102.41% / 102.41%	123.8% / 123.8%	81.02% / 81.02%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	92%	92%	90%	95%	
Average 'Days On Market':	159	159	259	60	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 5.1%	2 / 5.1%	1 / 2.6%	1 / 2.6%	
Mean / Median Ratio of Sales:	102.41% / 102.41%	102.41% / 102.41%	123.8% / 123.8%	81.02% / 81.02%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	2.56% / 0.00%	2.56% / 0.00%	0.00% / 0.00%	2.56% / 0.00%	

Average Previous Yr Appr Val: \$2,653,470
 Average Current Yr Appr Val: \$4,198,330
 Prev to Curr Pct Change: 58.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9044 WYNDSOR COURT DMR 50 1 2%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	100.22% / 100.22%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	101%	101%	101%	%
Average 'Days On Market':	15	15	15	

Qualified Conventional

Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/
Mean / Median Ratio of Sales:	100.22% / 100.22%	100.22% / 100.22%	100.22% / 100.22%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$521,423

Average Current Yr Appr Val: \$517,270

Prev to Curr Pct Change: -0.8 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9045 ESTATES AT CRAIG RANCH WEST #02, THE EGM 150 3 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	2 / 1.3%	1 / 0.7%
Mean / Median Ratio of Sales:	99.42% / 100.19%	99.42% / 100.19%	101.1% / 101.1%	96.06% / 96.06%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	99%	99%	98%	100%
Average 'Days On Market':	33	33	46	8

Qualified Conventional

Count / Pct of Sales:	3 / 2.0%	3 / 2.0%	2 / 1.3%	1 / 0.7%
Mean / Median Ratio of Sales:	99.42% / 100.19%	99.42% / 100.19%	101.1% / 101.1%	96.06% / 96.06%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$846,442

Average Current Yr Appr Val: \$849,671

Prev to Curr Pct Change: 0.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9067 GREENSPPOINT #01 MKN 92 3 3%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 3.3%	3 / 3.3%	3 / 3.3%	/
Mean / Median Ratio of Sales:	104.67% / 99.17%	104.67% / 99.17%	104.67% / 99.17%	% / %
Count of Properties Listed:	3	3	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	73	73	73	

Qualified Conventional

Count / Pct of Sales:	3 / 3.3%	3 / 3.3%	3 / 3.3%	/
Mean / Median Ratio of Sales:	104.67% / 99.17%	104.67% / 99.17%	104.67% / 99.17%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$752,692

Average Current Yr Appr Val: \$858,836

Prev to Curr Pct Change: 14.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9068	REGENCY PARK	MKN	78	1	1%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/	
Mean / Median Ratio of Sales:	100.18% / 100.18%	100.18% / 100.18%	100.18% / 100.18%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	11	11	11		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 1.3%	1 / 1.3%	1 / 1.3%	/	
Mean / Median Ratio of Sales:	100.18% / 100.18%	100.18% / 100.18%	100.18% / 100.18%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$791,563					
Average Current Yr Appr Val: \$760,026					
Prev to Curr Pct Change: -3.98 %					
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025		1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024	
Prior Year Date Range:	1/1/2024 thru 12/31/2024		Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
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(All Nbhds)					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9091HARMONY ESTATESJRP4824%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	2 / 4.2%	2 / 4.2%	/	2 / 4.2%
Mean / Median Ratio of Sales:	98.67% / 98.67%	98.67% / 98.67%	% / %	98.67% / 98.67%
Count of Properties Listed:	2	2		2
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	67	67		67
<u>Qualified Conventional</u>				
Count / Pct of Sales:	2 / 4.2%	2 / 4.2%	/	2 / 4.2%
Mean / Median Ratio of Sales:	98.67% / 98.67%	98.67% / 98.67%	% / %	98.67% / 98.67%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$493,422Average Current Yr Appr Val: \$533,831Prev to Curr Pct Change: 8.19 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9113	BRITTANY'S CREEK	JRP	21	1	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 4.8%	1 / 4.8%	1 / 4.8%	/	
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	99.89% / 99.89%	% / %	
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	42	42	42		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 4.8%	1 / 4.8%	1 / 4.8%	/	
Mean / Median Ratio of Sales:	99.89% / 99.89%	99.89% / 99.89%	99.89% / 99.89%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$513,951 Average Current Yr Appr Val: \$537,289 Prev to Curr Pct Change: 4.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9118 CARTER RANCH #3 SDH 145 9 6%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 6.2%	8 / 5.5%	6 / 4.1%	3 / 2.1%
Mean / Median Ratio of Sales:	98.96% / 99.87%	99.05% / 100.22%	97.36% / 97.58%	102.15% / 103.51%
Count of Properties Listed:	9	8	6	3
Ratio of SalePrice / ListPrice:	97%	97%	98%	95%
Average 'Days On Market':	35	31	19	65

Qualified Conventional

Count / Pct of Sales:	9 / 6.2%	8 / 5.5%	6 / 4.1%	3 / 2.1%
Mean / Median Ratio of Sales:	98.96% / 99.87%	99.05% / 100.22%	97.36% / 97.58%	102.15% / 103.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	0 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	1.38% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	1.38% / 0.00%

Average Previous Yr Appr Val: \$428,223

Average Current Yr Appr Val: \$416,457

Prev to Curr Pct Change: -2.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9127 CYPRESS CROSSING LAK 99 6 6%

Mkt Cd:

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	6 / 6.1%	6 / 6.1%	3 / 3.0%	3 / 3.0%
Mean / Median Ratio of Sales:	99.77% / 99.49%	99.77% / 99.49%	99.39% / 99.48%	100.14% / 100.51%
Count of Properties Listed:	6	6	3	3
Ratio of SalePrice / ListPrice:	100%	100%	99%	101%
Average 'Days On Market':	16	16	19	13

Qualified Conventional

Count / Pct of Sales:	6 / 6.1%	6 / 6.1%	3 / 3.0%	3 / 3.0%
Mean / Median Ratio of Sales:	99.77% / 99.49%	99.77% / 99.49%	99.39% / 99.48%	100.14% / 100.51%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$562,547

Average Current Yr Appr Val: \$602,604

Prev to Curr Pct Change: 7.12 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9128ADRIATICA VILLA DISTRICT

HRH53611%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	5 / 9.4%	5 / 9.4%	5 / 9.4%	/
Mean / Median Ratio of Sales:	100.38% / 100.16%	100.38% / 100.16%	100.38% / 100.16%	% / %
Count of Properties Listed:	5	5	5	
Ratio of SalePrice / ListPrice:	95%	95%	95%	%
Average 'Days On Market':	37	37	37	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	5 / 9.4%	5 / 9.4%	5 / 9.4%	/
Mean / Median Ratio of Sales:	100.38% / 100.16%	100.38% / 100.16%	100.38% / 100.16%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	1 / 1.9%	1 / 1.9%	/	1 / 1.9%
Mean / Median Ratio of Sales:	127.82% / 127.82%	127.82% / 127.82%	% / %	127.82% / 127.82%
Average 'Days On Market':	5	5		5
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,078,430

Average Current Yr Appr Val: \$1,072,484

Prev to Curr Pct Change: -0.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9131

GREENS OF MCKINNEY #2

LAK

229

9

4%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

9 / 3.9%

9 / 3.9%

4 / 1.7%

5 / 2.2%

Mean / Median Ratio of Sales:

96.43% / 95.1%

96.43% / 95.1%

89.38% / 90.22%

102.08% / 101.59%

Count of Properties Listed:

9

9

4

5

Ratio of SalePrice / ListPrice:

99%

99%

100%

99%

Average 'Days On Market':

44

44

21

64

Qualified Conventional

Count / Pct of Sales:

9 / 3.9%

9 / 3.9%

4 / 1.7%

5 / 2.2%

Mean / Median Ratio of Sales:

96.43% / 95.1%

96.43% / 95.1%

89.38% / 90.22%

102.08% / 101.59%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$501,563

Average Current Yr Appr Val: \$471,878

Prev to Curr Pct Change: -5.92 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9142	HERITAGE BEND	LAK	186	2	1%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	2 / 1.1%		2 / 1.1%		1 / 0.5%		1 / 0.5%	
Mean / Median Ratio of Sales:	100.16% / 100.16%		100.16% / 100.16%		95.67% / 95.67%		104.66% / 104.66%	
Count of Properties Listed:	2		2		1		1	
Ratio of SalePrice / ListPrice:	99%		99%		98%		101%	
Average 'Days On Market':	18		18		31		5	
<u>Qualified Conventional</u>								
Count / Pct of Sales:	2 / 1.1%		2 / 1.1%		1 / 0.5%		1 / 0.5%	
Mean / Median Ratio of Sales:	100.16% / 100.16%		100.16% / 100.16%		95.67% / 95.67%		104.66% / 104.66%	
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% / %		% / %		% / %		% / %	
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$490,536

Average Current Yr Appr Val: \$458,776

Prev to Curr Pct Change: -6.47 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9150	SEDONA #02	DNB	162	8	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	8 / 4.9%	8 / 4.9%	4 / 2.5%	4 / 2.5%	
Mean / Median Ratio of Sales:	100.6% / 99.59%	100.6% / 99.59%	99.9% / 99.8%	101.3% / 99.59%	
Count of Properties Listed:	8	8	4	4	
Ratio of SalePrice / ListPrice:	99%	99%	99%	98%	
Average 'Days On Market':	56	56	77	35	
Qualified Conventional					
Count / Pct of Sales:	8 / 4.9%	8 / 4.9%	4 / 2.5%	4 / 2.5%	
Mean / Median Ratio of Sales:	100.6% / 99.59%	100.6% / 99.59%	99.9% / 99.8%	101.3% / 99.59%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$517,480
 Average Current Yr Appr Val: \$482,622
 Prev to Curr Pct Change: -6.74 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9152	VILLAGES AT WILLOW BAY S #01	SLW	151	5	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	5 / 3.3%	5 / 3.3%	4 / 2.6%	1 / 0.7%	
Mean / Median Ratio of Sales:	98.2% / 100.49%	98.2% / 100.49%	96.35% / 97.34%	105.58% / 105.58%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	60	60	56	76	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	5 / 3.3%	5 / 3.3%	4 / 2.6%	1 / 0.7%	
Mean / Median Ratio of Sales:	98.2% / 100.49%	98.2% / 100.49%	96.35% / 97.34%	105.58% / 105.58%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$640,625
 Average Current Yr Appr Val: \$629,704
 Prev to Curr Pct Change: -1.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9181COLLINS ESTATESDH6023%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	2 / 3.3%	2 / 3.3%	2 / 3.3%	/
Mean / Median Ratio of Sales:	100.33% / 100.33%	100.33% / 100.33%	100.33% / 100.33%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	44	44	44	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	2 / 3.3%	2 / 3.3%	2 / 3.3%	/
Mean / Median Ratio of Sales:	100.33% / 100.33%	100.33% / 100.33%	100.33% / 100.33%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$746,780Average Current Yr Appr Val: \$808,393Prev to Curr Pct Change: 8.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9203	WELLSTONE AT CRAIG RANCH #01	EGM	1		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$17,337
 Average Current Yr Appr Val: \$17,337
 Prev to Curr Pct Change: 0 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9205	SORRELLWOOD PARK	DNB	125	4	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 3.2%	4 / 3.2%	3 / 2.4%	1 / 0.8%	
Mean / Median Ratio of Sales:	101.33% / 100.38%	101.33% / 100.38%	100.64% / 97.36%	103.4% / 103.4%	
Count of Properties Listed:	4	4	3	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	100%	
Average 'Days On Market':	41	41	40	46	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 3.2%	4 / 3.2%	3 / 2.4%	1 / 0.8%	
Mean / Median Ratio of Sales:	101.33% / 100.38%	101.33% / 100.38%	100.64% / 97.36%	103.4% / 103.4%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.80% / 0.00%	0.80% / 0.00%	0.00% / 0.00%	0.80% / 0.00%	

Average Previous Yr Appr Val: \$771,384 Average Current Yr Appr Val: \$727,434 Prev to Curr Pct Change: -5.7 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9212-1 ST	WATERSIDE ONE STORY	LEM	97	5	5%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study			Prior Year Sales Study			1st 3Qtrs Sales Study			Jan 1 Bracket Sales Study		
<u>Qualified Conventional & REO</u>												
Count / Pct of Sales:	5 / 5.2%			3 / 3.1%			2 / 2.1%			3 / 3.1%		
Mean / Median Ratio of Sales:	100.94% / 100%			98.93% / 96.52%			100.13% / 100.13%			101.48% / 100%		
Count of Properties Listed:	5			3			2			3		
Ratio of SalePrice / ListPrice:	97%			97%			97%			97%		
Average 'Days On Market':	49			38			32			60		
<u>Qualified Conventional</u>												
Count / Pct of Sales:	5 / 5.2%			3 / 3.1%			2 / 2.1%			3 / 3.1%		
Mean / Median Ratio of Sales:	100.94% / 100%			98.93% / 96.52%			100.13% / 100.13%			101.48% / 100%		
<u>Qualified REO</u>												
Count / Pct of Sales:	/			/			/			/		
Mean / Median Ratio of Sales:	% / %			% / %			% / %			% / %		
<u>Disqualified</u>												
Count /Pct of Sales:	/			/			/			/		
Mean / Median Ratio of Sales:	% / %			% / %			% / %			% / %		
Average 'Days On Market':												
<u>Foreclosures</u>												
Count of 'Posted' / 'Struck Off':	0 / 0			0 / 0			0 / 0			0 / 0		
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%			0.00% / 0.00%			0.00% / 0.00%			0.00% / 0.00%		

Average Previous Yr Appr Val: \$324,493

Average Current Yr Appr Val: \$373,975

Prev to Curr Pct Change: 15.25 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9212-2 ST

WATERSIDE TWO STORY

LEM

50

1

2%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 2.0%

1 / 2.0%

/

1 / 2.0%

Mean / Median Ratio of Sales:

97.89% / 97.89%

97.89% / 97.89%

% / %

97.89% / 97.89%

Count of Properties Listed:

1

1

1

Ratio of SalePrice / ListPrice:

95%

95%

%

95%

Average 'Days On Market':

29

29

29

Qualified Conventional

Count / Pct of Sales:

1 / 2.0%

1 / 2.0%

/

1 / 2.0%

Mean / Median Ratio of Sales:

97.89% / 97.89%

97.89% / 97.89%

% / %

97.89% / 97.89%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$436,269

Average Current Yr Appr Val: \$377,916

Prev to Curr Pct Change: -13.38 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9234

CAMBRIDGE GATE

STN

55

3

5%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 5.5%	2 / 3.6%	1 / 1.8%	2 / 3.6%
Mean / Median Ratio of Sales:	98.14% / 99.99%	100.36% / 100.36%	99.99% / 99.99%	97.22% / 97.22%
Count of Properties Listed:	3	2	1	2
Ratio of SalePrice / ListPrice:	99%	99%	96%	101%
Average 'Days On Market':	51	61	21	66
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 5.5%	2 / 3.6%	1 / 1.8%	2 / 3.6%
Mean / Median Ratio of Sales:	98.14% / 99.99%	100.36% / 100.36%	99.99% / 99.99%	97.22% / 97.22%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$764,741

Average Current Yr Appr Val: \$731,677

Prev to Curr Pct Change: -4.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold	
S9293	SHADDOCK PARK				AKY	167	5	3%	
Mkt Cd:									
	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study		
<u>Qualified Conventional & REO</u>									
Count / Pct of Sales:	5 / 3.0%		5 / 3.0%		5 / 3.0%		/		
Mean / Median Ratio of Sales:	98.46%	/ 99.66%	98.46%	/ 99.66%	98.46%	/ 99.66%	%	/	%
Count of Properties Listed:	5		5		5				
Ratio of SalePrice / ListPrice:	100%		100%		100%		%		
Average 'Days On Market':	35		35		35				
<u>Qualified Conventional</u>									
Count / Pct of Sales:	5 / 3.0%		5 / 3.0%		5 / 3.0%		/		
Mean / Median Ratio of Sales:	98.46%	/ 99.66%	98.46%	/ 99.66%	98.46%	/ 99.66%	%	/	%
<u>Qualified REO</u>									
Count / Pct of Sales:	/		/		/		/		
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/	%
<u>Disqualified</u>									
Count /Pct of Sales:	/		/		/		/		
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/	%
Average 'Days On Market':									
<u>Foreclosures</u>									
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0		
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		
Average Previous Yr Appr Val: \$1,096,315 Average Current Yr Appr Val: \$1,166,315 Prev to Curr Pct Change: 6.38 %									
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.									
Prior YTD Date Range:	2/1/2024 thru 1/31/2025				1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024			
Prior Year Date Range:	1/1/2024 thru 12/31/2024				Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025			
(State Codes: A1,A2,A3,A4,B2,E1,E2)									
Data as of 3/26/2025 10:18:53 AM									
Notice RAD Report									
(All Nbhds)									
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9306 **COURTYARD ON THE CREEK** **EGM** **12** **1** **8%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 8.3%	1 / 8.3%	1 / 8.3%	/
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	65	65	65	

Qualified Conventional

Count / Pct of Sales:	1 / 8.3%	1 / 8.3%	1 / 8.3%	/
Mean / Median Ratio of Sales:	100% / 100%	100% / 100%	100% / 100%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$647,124

Average Current Yr Appr Val: \$617,317

Prev to Curr Pct Change: -4.61 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9319WINDSOR CRESTSTN3513%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	/	1 / 2.9%
Mean / Median Ratio of Sales:	99.97% / 99.97%	99.97% / 99.97%	% / %	99.97% / 99.97%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	82	82		82
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 2.9%	1 / 2.9%	/	1 / 2.9%
Mean / Median Ratio of Sales:	99.97% / 99.97%	99.97% / 99.97%	% / %	99.97% / 99.97%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$708,483Average Current Yr Appr Val: \$660,413Prev to Curr Pct Change: -6.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/20251st 3Qtrs Date Range:1/1/2024 thru 8/31/2024

Prior Year Date Range:1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9330	ROCK VIEW	LHR	2		
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	
Average Previous Yr Appr Val: \$182,184					
Average Current Yr Appr Val: \$196,480					
Prev to Curr Pct Change: 7.85 %					
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.					
Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024		
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025		
(State Codes: A1,A2,A3,A4,B2,E1,E2)					
Data as of 3/26/2025 10:18:53 AM					
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(All Nbhd's)					
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9341	WATERFORD PARKS #5	AKY	86	2	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 2.3%	2 / 2.3%	/	2 / 2.3%	
Mean / Median Ratio of Sales:	98.41% / 98.41%	98.41% / 98.41%	% / %	98.41% / 98.41%	
Count of Properties Listed:	2	2		2	
Ratio of SalePrice / ListPrice:	98%	98%	%	98%	
Average 'Days On Market':	69	69		69	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 2.3%	2 / 2.3%	/	2 / 2.3%	
Mean / Median Ratio of Sales:	98.41% / 98.41%	98.41% / 98.41%	% / %	98.41% / 98.41%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$793,081 Average Current Yr Appr Val: \$796,291 Prev to Curr Pct Change: 0.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9344

QUAIL LAKE

KLC

29

2

7%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

2 / 6.9%

2 / 6.9%

2 / 6.9%

/

Mean / Median Ratio of Sales:

100.57% / 100.57%

100.57% / 100.57%

100.57% / 100.57%

% / %

Count of Properties Listed:

2

2

2

Ratio of SalePrice / ListPrice:

97%

97%

97%

%

Average 'Days On Market':

39

39

39

Qualified Conventional

Count / Pct of Sales:

2 / 6.9%

2 / 6.9%

2 / 6.9%

/

Mean / Median Ratio of Sales:

100.57% / 100.57%

100.57% / 100.57%

100.57% / 100.57%

% / %

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$1,402,381

Average Current Yr Appr Val: \$1,494,248

Prev to Curr Pct Change: 6.55 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9360

POINTE WEST

STN

46

1

2%

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 2.2%	1 / 2.2%	/	1 / 2.2%
Mean / Median Ratio of Sales:	99.96% / 99.96%	99.96% / 99.96%	% / %	99.96% / 99.96%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	100%	100%	%	100%
Average 'Days On Market':	11	11		11
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 2.2%	1 / 2.2%	/	1 / 2.2%
Mean / Median Ratio of Sales:	99.96% / 99.96%	99.96% / 99.96%	% / %	99.96% / 99.96%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	2.17% / 0.00%	2.17% / 0.00%	0.00% / 0.00%	2.17% / 0.00%

Average Previous Yr Appr Val: \$897,306

Average Current Yr Appr Val: \$869,525

Prev to Curr Pct Change: -3.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9396	WYNDSOR POINTE	KDB	60	4	7%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	4 / 6.7%	4 / 6.7%	2 / 3.3%	2 / 3.3%	
Mean / Median Ratio of Sales:	101.14% / 100.39%	101.14% / 100.39%	105.72% / 105.72%	96.55% / 96.55%	
Count of Properties Listed:	4	4	2	2	
Ratio of SalePrice / ListPrice:	93%	93%	91%	94%	
Average 'Days On Market':	109	109	79	139	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	4 / 6.7%	4 / 6.7%	2 / 3.3%	2 / 3.3%	
Mean / Median Ratio of Sales:	101.14% / 100.39%	101.14% / 100.39%	105.72% / 105.72%	96.55% / 96.55%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	5 / 0	4 / 0	2 / 0	3 / 0	
Pct of Props 'Posted' / 'Struck Off':	8.33% / 0.00%	6.67% / 0.00%	3.33% / 0.00%	5.00% / 0.00%	

Average Previous Yr Appr Val: \$1,345,473
 Average Current Yr Appr Val: \$1,256,731
 Prev to Curr Pct Change: -6.6 %
 *Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9437	VILLAS OF COTTONWOOD CREEK	AKY	41	1	2%

Mkt Cd:

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 2.4%	1 / 2.4%	1 / 2.4%	/
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	99.88% / 99.88%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	15	15	15	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 2.4%	1 / 2.4%	1 / 2.4%	/
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	99.88% / 99.88%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$421,478

Average Current Yr Appr Val: \$424,530

Prev to Curr Pct Change: 0.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Data as of 3/26/2025 10:18:53 AM

Notice RAD Report

Prepared by Collin Central Appraisal District

(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9438 BIRMINGHAM RANCH JKF 51 2 4%

Mkt Cd: Blue Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	2 / 3.9%	2 / 3.9%	/	2 / 3.9%
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	% / %	99.88% / 99.88%
Count of Properties Listed:	2	2		2
Ratio of SalePrice / ListPrice:	94%	94%	%	94%
Average 'Days On Market':	35	35		35

Qualified Conventional

Count / Pct of Sales:	2 / 3.9%	2 / 3.9%	/	2 / 3.9%
Mean / Median Ratio of Sales:	99.88% / 99.88%	99.88% / 99.88%	% / %	99.88% / 99.88%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$531,637

Average Current Yr Appr Val: \$464,325

Prev to Curr Pct Change: -12.66 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9440

CANTERA

RAC

47

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,537,484

Average Current Yr Appr Val: \$1,404,147

Prev to Curr Pct Change: -8.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9453

VILLAS OF STONEY HOLLOW THE

KER

47

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$604,736

Average Current Yr Appr Val: \$636,940

Prev to Curr Pct Change: 5.33 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9464

SUNSET HILLS

KER

2

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$61,392

Average Current Yr Appr Val: \$102,320

Prev to Curr Pct Change: 66.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9468	MACRAY TRAIL ESTATES	DNB	8		
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$467,443
 Average Current Yr Appr Val: \$490,588
 Prev to Curr Pct Change: 4.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9500PARKSIDE #1JKF11622%

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	2 / 1.7%	/
Mean / Median Ratio of Sales:	100.18% / 100.18%	100.18% / 100.18%	100.18% / 100.18%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	99%	99%	99%	%
Average 'Days On Market':	8	8	8	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	2 / 1.7%	2 / 1.7%	2 / 1.7%	/
Mean / Median Ratio of Sales:	100.18% / 100.18%	100.18% / 100.18%	100.18% / 100.18%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	3 / 0	3 / 0	1 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	2.59% / 0.00%	2.59% / 0.00%	0.86% / 0.00%	1.72% / 0.00%

Average Previous Yr Appr Val: \$541,965Average Current Yr Appr Val: \$565,883Prev to Curr Pct Change: 4.41 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9526 PECAN PARK VILLAS SBR 22 4 18%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 18.2%	4 / 18.2%	3 / 13.6%	1 / 4.5%
Mean / Median Ratio of Sales:	100.33% / 99.64%	100.33% / 99.64%	99.45% / 96.34%	102.95% / 102.95%
Count of Properties Listed:	4	4	3	1
Ratio of SalePrice / ListPrice:	98%	98%	99%	97%
Average 'Days On Market':	34	34	11	102

Qualified Conventional

Count / Pct of Sales:	4 / 18.2%	4 / 18.2%	3 / 13.6%	1 / 4.5%
Mean / Median Ratio of Sales:	100.33% / 99.64%	100.33% / 99.64%	99.45% / 96.34%	102.95% / 102.95%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$481,609

Average Current Yr Appr Val: \$472,236

Prev to Curr Pct Change: -1.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9526-TH	PECAN PARK TOWNHOMES	SBR	111	3	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	3 / 2.7%	3 / 2.7%	2 / 1.8%	1 / 0.9%	
Mean / Median Ratio of Sales:	99.16% / 100.03%	99.16% / 100.03%	98.73% / 98.73%	100.03% / 100.03%	
Count of Properties Listed:	3	3	2	1	
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%	
Average 'Days On Market':	86	86	69	120	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	3 / 2.7%	3 / 2.7%	2 / 1.8%	1 / 0.9%	
Mean / Median Ratio of Sales:	99.16% / 100.03%	99.16% / 100.03%	98.73% / 98.73%	100.03% / 100.03%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.90% / 0.00%	0.90% / 0.00%	0.90% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$371,731 Average Current Yr Appr Val: \$357,769 Prev to Curr Pct Change: -3.76 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9539

KINGSGATE COUNTRY ESTATES

CLP

27

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$493,858

Average Current Yr Appr Val: \$485,416

Prev to Curr Pct Change: -1.71 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9588	GREENS OF WESTRIDGE	MKN	110	6	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 5.5%	6 / 5.5%	2 / 1.8%	4 / 3.6%	
Mean / Median Ratio of Sales:	100.05% / 99.87%	100.05% / 99.87%	100.7% / 100.7%	99.72% / 99.87%	
Count of Properties Listed:	6	6	2	4	
Ratio of SalePrice / ListPrice:	98%	98%	97%	98%	
Average 'Days On Market':	40	40	54	33	
Qualified Conventional					
Count / Pct of Sales:	6 / 5.5%	6 / 5.5%	2 / 1.8%	4 / 3.6%	
Mean / Median Ratio of Sales:	100.05% / 99.87%	100.05% / 99.87%	100.7% / 100.7%	99.72% / 99.87%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$507,216 Average Current Yr Appr Val: \$490,869 Prev to Curr Pct Change: -3.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
S9591	GRAND HERITAGE WESTC	CLP	110	5	5%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	5 / 4.5%	5 / 4.5%	4 / 3.6%	1 / 0.9%	
Mean / Median Ratio of Sales:	100.25% / 99.93%	100.25% / 99.93%	101% / 101.31%	97.26% / 97.26%	
Count of Properties Listed:	5	5	4	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	98%	
Average 'Days On Market':	62	62	69	31	
Qualified Conventional					
Count / Pct of Sales:	5 / 4.5%	5 / 4.5%	4 / 3.6%	1 / 0.9%	
Mean / Median Ratio of Sales:	100.25% / 99.93%	100.25% / 99.93%	101% / 101.31%	97.26% / 97.26%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$342,643 Average Current Yr Appr Val: \$343,387 Prev to Curr Pct Change: 0.22 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9591B2GRAND HERITAGE WEST DUPLEXESCLP6412%

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	1 / 1.6%		1 / 1.6%		1 / 1.6%		/	
Mean / Median Ratio of Sales:	106.84%	/ 106.84%	106.84%	/ 106.84%	106.84%	/ 106.84%	%	/ %
Average 'Days On Market':	12		12		12			
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$248,547Average Current Yr Appr Val: \$231,847Prev to Curr Pct Change: -6.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/20251st 3Qtrs Date Range:1/1/2024 thru 8/31/2024

Prior Year Date Range:1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9621 BETHANY MEWS PECAN HOMES RAC 30 1 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 3.3%	1 / 3.3%	1 / 3.3%	/
Mean / Median Ratio of Sales:	99.47% / 99.47%	99.47% / 99.47%	99.47% / 99.47%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	97%	97%	97%	%
Average 'Days On Market':	143	143	143	

Qualified Conventional

Count / Pct of Sales:	1 / 3.3%	1 / 3.3%	1 / 3.3%	/
Mean / Median Ratio of Sales:	99.47% / 99.47%	99.47% / 99.47%	99.47% / 99.47%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,294,294

Average Current Yr Appr Val: \$1,187,279

Prev to Curr Pct Change: -8.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9634

TOWN HOMES OF PRINCETON

IRS

4

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$410,302

Average Current Yr Appr Val: \$362,367

Prev to Curr Pct Change: -11.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9636 NORMANDY ESTATES EJG 50 1 2%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/
Mean / Median Ratio of Sales:	101.14% / 101.14%	101.14% / 101.14%	101.14% / 101.14%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	94%	94%	94%	%
Average 'Days On Market':	112	112	112	

Qualified Conventional

Count / Pct of Sales:	1 / 2.0%	1 / 2.0%	1 / 2.0%	/
Mean / Median Ratio of Sales:	101.14% / 101.14%	101.14% / 101.14%	101.14% / 101.14%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$3,777,891

Average Current Yr Appr Val: \$3,760,748

Prev to Curr Pct Change: -0.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9649TRAILS OF 1827SLW31

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$306,417Average Current Yr Appr Val: \$335,218Prev to Curr Pct Change: 9.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9650

URBAN CROSSING

NSH

25

1

4%

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 4.0%

1 / 4.0%

/

1 / 4.0%

Mean / Median Ratio of Sales:

100.24% / 100.24%

100.24% / 100.24%

% / %

100.24% / 100.24%

Count of Properties Listed:

1

1

1

Ratio of SalePrice / ListPrice:

99%

99%

%

99%

Average 'Days On Market':

31

31

31

Qualified Conventional

Count / Pct of Sales:

1 / 4.0%

1 / 4.0%

/

1 / 4.0%

Mean / Median Ratio of Sales:

100.24% / 100.24%

100.24% / 100.24%

% / %

100.24% / 100.24%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$855,611

Average Current Yr Appr Val: \$1,208,165

Prev to Curr Pct Change: 41.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9658

VILLARREAL

NSH

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$111,026

Average Current Yr Appr Val: \$117,127

Prev to Curr Pct Change: 5.5 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9664 **WINDING CREEK ESTATES** **MKN** **248** **9** **4%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	9 / 3.6%	8 / 3.2%	5 / 2.0%	4 / 1.6%
Mean / Median Ratio of Sales:	101.17% / 100.16%	101.3% / 100.09%	102.39% / 100.16%	99.65% / 99.36%
Count of Properties Listed:	9	8	5	4
Ratio of SalePrice / ListPrice:	100%	100%	101%	99%
Average 'Days On Market':	29	32	30	28

Qualified Conventional

Count / Pct of Sales:	9 / 3.6%	8 / 3.2%	5 / 2.0%	4 / 1.6%
Mean / Median Ratio of Sales:	101.17% / 100.16%	101.3% / 100.09%	102.39% / 100.16%	99.65% / 99.36%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$694,510

Average Current Yr Appr Val: \$703,420

Prev to Curr Pct Change: 1.28 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9699

ESTATES OF LAKESHORE #1

VLH

60

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$575,130

Average Current Yr Appr Val: \$551,816

Prev to Curr Pct Change: -4.05 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S9707

SORANO

KMG

131

1

1%

Mkt Cd: Green Nbhd

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

1 / 0.8%

1 / 0.8%

/

1 / 0.8%

Mean / Median Ratio of Sales:

99.86% / 99.86%

99.86% / 99.86%

% / %

99.86% / 99.86%

Count of Properties Listed:

1

1

1

Ratio of SalePrice / ListPrice:

97%

97%

%

97%

Average 'Days On Market':

25

25

25

Qualified Conventional

Count / Pct of Sales:

1 / 0.8%

1 / 0.8%

/

1 / 0.8%

Mean / Median Ratio of Sales:

99.86% / 99.86%

99.86% / 99.86%

% / %

99.86% / 99.86%

Qualified REO

Count / Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Disqualified

Count /Pct of Sales:

/

/

/

/

Mean / Median Ratio of Sales:

% / %

% / %

% / %

% / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

0 / 0

0 / 0

0 / 0

0 / 0

Pct of Props 'Posted' / 'Struck Off':

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

0.00% / 0.00%

Average Previous Yr Appr Val: \$821,311

Average Current Yr Appr Val: \$854,967

Prev to Curr Pct Change:

4.1 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:

2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range:

1/1/2024 thru 8/31/2024

Prior Year Date Range:

1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range:

9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

S976217TH GREEN CONDOHRH2329%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	2 / 8.7%	2 / 8.7%	2 / 8.7%	/
Mean / Median Ratio of Sales:	100.42% / 100.42%	100.42% / 100.42%	100.42% / 100.42%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	91%	91%	91%	%
Average 'Days On Market':	18	18	18	
<u>Qualified Conventional</u>				
Count / Pct of Sales:	2 / 8.7%	2 / 8.7%	2 / 8.7%	/
Mean / Median Ratio of Sales:	100.42% / 100.42%	100.42% / 100.42%	100.42% / 100.42%	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,234,781

Average Current Yr Appr Val: \$1,721,592

Prev to Curr Pct Change: 39.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SALNC

ALLEN ISD NON CONFORMING

CEC

44

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$527,567

Average Current Yr Appr Val: \$525,369

Prev to Curr Pct Change: -0.42 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SANMH ANNA MOBILE HOMES LHR 459 3 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 0.7%	3 / 0.7%	2 / 0.4%	1 / 0.2%
Mean / Median Ratio of Sales:	92.89% / 89.36%	92.89% / 89.36%	94.78% / 94.78%	89.11% / 89.11%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	96%	96%	97%	96%
Average 'Days On Market':	36	36	26	57

Qualified Conventional

Count / Pct of Sales:	3 / 0.7%	3 / 0.7%	2 / 0.4%	1 / 0.2%
Mean / Median Ratio of Sales:	92.89% / 89.36%	92.89% / 89.36%	94.78% / 94.78%	89.11% / 89.11%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 1	1 / 1	0 / 1	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.22% / 0.22%	0.22% / 0.22%	0.00% / 0.22%	0.22% / 0.00%

Average Previous Yr Appr Val: \$205,280

Average Current Yr Appr Val: \$208,473

Prev to Curr Pct Change: 1.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SANR01-R02	RURAL ANNA R01-R02	LHR	351	4	1%
Mkt Cd: Blue Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		2 / 0.6%	2 / 0.6%	1 / 0.3%	1 / 0.3%
Mean / Median Ratio of Sales:		99.12% / 99.12%	99.12% / 99.12%	93.99% / 93.99%	104.25% / 104.25%
Count of Properties Listed:		2	2	1	1
Ratio of SalePrice / ListPrice:		95%	95%	94%	97%
Average 'Days On Market':		14	14	5	24
<u>Qualified Conventional</u>					
Count / Pct of Sales:		2 / 0.6%	2 / 0.6%	1 / 0.3%	1 / 0.3%
Mean / Median Ratio of Sales:		99.12% / 99.12%	99.12% / 99.12%	93.99% / 93.99%	104.25% / 104.25%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		2 / 0.6%	2 / 0.6%	1 / 0.3%	1 / 0.3%
Mean / Median Ratio of Sales:		108.82% / 108.82%	108.82% / 108.82%	79.42% / 79.42%	138.22% / 138.22%
Average 'Days On Market':		24	24	7	41
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.28% / 0.00%	0.28% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$525,377 Average Current Yr Appr Val: \$554,996 Prev to Curr Pct Change: 5.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SANR03-R05	RURAL ANNA R03-R05	LHR	466	12	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	12 / 2.6%	11 / 2.4%	6 / 1.3%	6 / 1.3%	
Mean / Median Ratio of Sales:	103.67% / 100.55%	103.96% / 100.65%	103.69% / 99.69%	103.66% / 100.87%	
Count of Properties Listed:	12	11	6	6	
Ratio of SalePrice / ListPrice:	95%	95%	94%	96%	
Average 'Days On Market':	88	89	120	55	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	12 / 2.6%	11 / 2.4%	6 / 1.3%	6 / 1.3%	
Mean / Median Ratio of Sales:	103.67% / 100.55%	103.96% / 100.65%	103.69% / 99.69%	103.66% / 100.87%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.43% / 0.00%	0.43% / 0.00%	0.43% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$874,996
 Average Current Yr Appr Val: \$829,786
 Prev to Curr Pct Change: -5.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SANR06-12	RURAL ANNA R06-R12	LHR	40	5	13%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		5 / 12.5%	5 / 12.5%	4 / 10.0%	1 / 2.5%
Mean / Median Ratio of Sales:		103.99% / 100.01%	103.99% / 100.01%	105.63% / 103.9%	97.43% / 97.43%
Count of Properties Listed:		5	5	4	1
Ratio of SalePrice / ListPrice:		95%	95%	94%	100%
Average 'Days On Market':		180	180	182	170
<u>Qualified Conventional</u>					
Count / Pct of Sales:		5 / 12.5%	5 / 12.5%	4 / 10.0%	1 / 2.5%
Mean / Median Ratio of Sales:		103.99% / 100.01%	103.99% / 100.01%	105.63% / 103.9%	97.43% / 97.43%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,701,045
 Average Current Yr Appr Val: \$1,703,431
 Prev to Curr Pct Change: 0.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SANRF7-12 ANNA FRAMES RF7 RF12

LHR 6

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
<u>Qualified Conventional</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$266,878 Average Current Yr Appr Val: \$289,725 Prev to Curr Pct Change: 8.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SANRV2-6

ANNA BRICKS RV2RV6

LHR

2

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$2,483,572

Average Current Yr Appr Val: \$2,953,110

Prev to Curr Pct Change: 18.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SBL-LAND BLUERIDGE LAND EGM 30

Mkt Cd: Blue Nbhd

Prior YTD Sales Study Prior Year Sales Study 1st 3Qtrs Sales Study Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$79,815 Average Current Yr Appr Val: \$82,810 Prev to Curr Pct Change: 3.75 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SBLMH **BLUE RIDGE MOBILE HOMES** **KER** **410** **3** **1%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	3 / 0.7%	3 / 0.7%	1 / 0.2%	2 / 0.5%
Mean / Median Ratio of Sales:	99.98% / 104.34%	99.98% / 104.34%	119.67% / 119.67%	90.13% / 90.13%
Count of Properties Listed:	3	3	1	2
Ratio of SalePrice / ListPrice:	97%	97%	100%	95%
Average 'Days On Market':	113	113	24	158

Qualified Conventional

Count / Pct of Sales:	3 / 0.7%	3 / 0.7%	1 / 0.2%	2 / 0.5%
Mean / Median Ratio of Sales:	99.98% / 104.34%	99.98% / 104.34%	119.67% / 119.67%	90.13% / 90.13%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	1 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.49% / 0.00%	0.49% / 0.00%	0.24% / 0.00%	0.24% / 0.00%

Average Previous Yr Appr Val: \$213,868

Average Current Yr Appr Val: \$280,126

Prev to Curr Pct Change: 30.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SBLR1-R03+	BLUERIDGE R01-R03+	EGM	735	10	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	10 / 1.4%	9 / 1.2%	7 / 1.0%	3 / 0.4%	
Mean / Median Ratio of Sales:	103.98% / 103.2%	105.9% / 104.18%	103.8% / 104.18%	104.39% / 102.22%	
Count of Properties Listed:	10	9	7	3	
Ratio of SalePrice / ListPrice:	98%	98%	98%	97%	
Average 'Days On Market':	92	90	71	140	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	10 / 1.4%	9 / 1.2%	7 / 1.0%	3 / 0.4%	
Mean / Median Ratio of Sales:	103.98% / 103.2%	105.9% / 104.18%	103.8% / 104.18%	104.39% / 102.22%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	2 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.27% / 0.00%	0.27% / 0.00%	0.27% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$403,376 Average Current Yr Appr Val: \$454,678 Prev to Curr Pct Change: 12.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SBLR4-R07+	BLUERIDGE R04-R07+	EGM	345	6	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	6 / 1.7%	6 / 1.7%	4 / 1.2%	2 / 0.6%	
Mean / Median Ratio of Sales:	99.38% / 99.3%	99.38% / 99.3%	93.19% / 94.61%	111.78% / 111.78%	
Count of Properties Listed:	6	6	4	2	
Ratio of SalePrice / ListPrice:	96%	96%	95%	98%	
Average 'Days On Market':	168	168	81	343	
<u>Qualified Conventional</u>					
Count / Pct of Sales:	6 / 1.7%	6 / 1.7%	4 / 1.2%	2 / 0.6%	
Mean / Median Ratio of Sales:	99.38% / 99.3%	99.38% / 99.3%	93.19% / 94.61%	111.78% / 111.78%	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$823,421 Average Current Yr Appr Val: \$880,341 Prev to Curr Pct Change: 6.91 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SBLRFBLUE RIDGE FRAMES

EGM8

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$136,617

Average Current Yr Appr Val: \$169,383

Prev to Curr Pct Change: 23.98 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SBLRV

BLUE RIDGE ISD BRICKS

EGM

4

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$20,763

Average Current Yr Appr Val: \$26,488

Prev to Curr Pct Change: 27.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SCL-LAND	CELINA LAND	KLC	17		
Mkt Cd:					
Qualified Conventional & REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Count of Properties Listed:					
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
Qualified Conventional					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$561,157

Average Current Yr Appr Val: \$579,918

Prev to Curr Pct Change: 3.34 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SCLMOBILE

CELINA MOBILE HOMES

SDH

86

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$321,323

Average Current Yr Appr Val: \$345,260

Prev to Curr Pct Change: 7.45 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SCLR01-R03

CELINA RURAL SFR R01-R03+

SEL

474

3

1%

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 0.6%	2 / 0.4%	1 / 0.2%	2 / 0.4%
Mean / Median Ratio of Sales:	90% / 95.99%	100.48% / 100.48%	95.99% / 95.99%	87% / 87%
Count of Properties Listed:	3	2	1	2
Ratio of SalePrice / ListPrice:	90%	91%	89%	91%
Average 'Days On Market':	105	73	36	140
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 0.6%	2 / 0.4%	1 / 0.2%	2 / 0.4%
Mean / Median Ratio of Sales:	90% / 95.99%	100.48% / 100.48%	95.99% / 95.99%	87% / 87%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,240,051

Average Current Yr Appr Val: \$1,448,155

Prev to Curr Pct Change: 16.78 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SCLR04-R06 CELINA RURAL SFR R04-R06+ SDH 395 8 2%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	8 / 2.0%	7 / 1.8%	4 / 1.0%	4 / 1.0%
Mean / Median Ratio of Sales:	95.21% / 97.77%	97.33% / 99%	96.96% / 99.09%	93.47% / 94%
Count of Properties Listed:	8	7	4	4
Ratio of SalePrice / ListPrice:	88%	88%	82%	94%
Average 'Days On Market':	90	85	96	85
<u>Qualified Conventional</u>				
Count / Pct of Sales:	8 / 2.0%	7 / 1.8%	4 / 1.0%	4 / 1.0%
Mean / Median Ratio of Sales:	95.21% / 97.77%	97.33% / 99%	96.96% / 99.09%	93.47% / 94%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,565,313 Average Current Yr Appr Val: \$1,766,402 Prev to Curr Pct Change: 12.85 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SCLR07+ CELINA RURAL SFR R07+ KLC 53 3 6%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	3 / 5.7%	3 / 5.7%	2 / 3.8%	1 / 1.9%
Mean / Median Ratio of Sales:	99.99% / 99.06%	99.99% / 99.06%	98.29% / 98.29%	103.41% / 103.41%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	94%	94%	93%	98%
Average 'Days On Market':	283	283	347	154

Qualified Conventional

Count / Pct of Sales:	3 / 5.7%	3 / 5.7%	2 / 3.8%	1 / 1.9%
Mean / Median Ratio of Sales:	99.99% / 99.06%	99.99% / 99.06%	98.29% / 98.29%	103.41% / 103.41%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$3,698,258

Average Current Yr Appr Val: \$4,953,280

Prev to Curr Pct Change: 33.94 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SCLRV12+BRICKS OUTSIDE CCL 12+KLC12

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,030,426

Average Current Yr Appr Val: \$993,395

Prev to Curr Pct Change: -3.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SCOR01-2+ COMMUNITY ISD RURAL CLASS 1-2+ VLH 392 7 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 1.3%	5 / 1.3%	2 / 0.5%	3 / 0.8%
Mean / Median Ratio of Sales:	106.4% / 99.91%	106.4% / 99.91%	110.42% / 110.42%	103.73% / 98.45%
Count of Properties Listed:	5	5	2	3
Ratio of SalePrice / ListPrice:	93%	93%	97%	89%
Average 'Days On Market':	58	58	71	49

Qualified Conventional

Count / Pct of Sales:	5 / 1.3%	5 / 1.3%	2 / 0.5%	3 / 0.8%
Mean / Median Ratio of Sales:	106.4% / 99.91%	106.4% / 99.91%	110.42% / 110.42%	103.73% / 98.45%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	2 / 0.5%	2 / 0.5%	/	2 / 0.5%
Mean / Median Ratio of Sales:	127.05% / 127.05%	127.05% / 127.05%	% / %	127.05% / 127.05%
Average 'Days On Market':	31	31		31

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$243,643

Average Current Yr Appr Val: \$245,197

Prev to Curr Pct Change: 0.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhds)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SCOR03-4+ COMMUNITY ISD RURAL CLASS 3-4+ VLH 1072 29 3%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	28 / 2.6%	27 / 2.5%	19 / 1.8%	9 / 0.8%
Mean / Median Ratio of Sales:	104.51% / 99.42%	103.51% / 99.37%	103.62% / 99.37%	106.38% / 99.47%
Count of Properties Listed:	28	27	19	9
Ratio of SalePrice / ListPrice:	98%	98%	98%	99%
Average 'Days On Market':	53	54	63	31

Qualified Conventional

Count / Pct of Sales:	28 / 2.6%	27 / 2.5%	19 / 1.8%	9 / 0.8%
Mean / Median Ratio of Sales:	104.51% / 99.42%	103.51% / 99.37%	103.62% / 99.37%	106.38% / 99.47%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.1%	1 / 0.1%	/	1 / 0.1%
Mean / Median Ratio of Sales:	126.23% / 126.23%	126.23% / 126.23%	% / %	126.23% / 126.23%
Average 'Days On Market':	202	202		202

Foreclosures

Count of 'Posted' / 'Struck Off':	2 / 0	2 / 0	0 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.19% / 0.00%	0.19% / 0.00%	0.00% / 0.00%	0.19% / 0.00%

Average Previous Yr Appr Val: \$452,510

Average Current Yr Appr Val: \$473,175

Prev to Curr Pct Change: 4.57 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SCOR05-12+	COMMUNITY ISD RURAL CLASS 5-12+	VLH	62	2	3%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	2 / 3.2%	2 / 3.2%	2 / 3.2%	/	
Mean / Median Ratio of Sales:	99.83% / 99.83%	99.83% / 99.83%	99.83% / 99.83%	% / %	
Count of Properties Listed:	2	2	2		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	14	14	14		
<u>Qualified Conventional</u>					
Count / Pct of Sales:	2 / 3.2%	2 / 3.2%	2 / 3.2%	/	
Mean / Median Ratio of Sales:	99.83% / 99.83%	99.83% / 99.83%	99.83% / 99.83%	% / %	
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$770,342 Average Current Yr Appr Val: \$814,064 Prev to Curr Pct Change: 5.68 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SCORF COMMUNITY ISD FRAMES VLH 111 1 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	/	1 / 0.9%
Mean / Median Ratio of Sales:	80.2% / 80.2%	80.2% / 80.2%	% / %	80.2% / 80.2%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	93%	93%	%	93%
Average 'Days On Market':	7	7		7

Qualified Conventional

Count / Pct of Sales:	1 / 0.9%	1 / 0.9%	/	1 / 0.9%
Mean / Median Ratio of Sales:	80.2% / 80.2%	80.2% / 80.2%	% / %	80.2% / 80.2%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$73,703

Average Current Yr Appr Val: \$78,761

Prev to Curr Pct Change: 6.86 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SCORV7+	COMMUNITY BRICKS				VLH	4		
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$287,345

Average Current Yr Appr Val: \$274,928

Prev to Curr Pct Change: -4.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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(All Nbhd)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SFC-LAND

FARMERSVILLE VACANT

CCE

9

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$238,449

Average Current Yr Appr Val: \$303,783

Prev to Curr Pct Change: 27.4 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SFCML FARMERSVILLE ISD MOBILE HOMES JRP 965 10 1%

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	8 / 0.8%	8 / 0.8%	4 / 0.4%	4 / 0.4%
Mean / Median Ratio of Sales:	107.19% / 101.74%	107.19% / 101.74%	100.76% / 101.74%	108.54% / 104.57%
Count of Properties Listed:	8	8	4	4
Ratio of SalePrice / ListPrice:	92%	92%	98%	91%
Average 'Days On Market':	36	36	110	21
<u>Qualified Conventional</u>				
Count / Pct of Sales:	8 / 0.8%	8 / 0.8%	4 / 0.4%	4 / 0.4%
Mean / Median Ratio of Sales:	107.19% / 101.74%	107.19% / 101.74%	100.76% / 101.74%	108.54% / 104.57%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	2 / 0.2%	2 / 0.2%	/	2 / 0.2%
Mean / Median Ratio of Sales:	169.11% / 169.11%	169.11% / 169.11%	% / %	169.11% / 169.11%
Average 'Days On Market':	30	30		30
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	3 / 0	2 / 0	1 / 0	2 / 0
Pct of Props 'Posted' / 'Struck Off':	0.31% / 0.00%	0.21% / 0.00%	0.10% / 0.00%	0.21% / 0.00%

Average Previous Yr Appr Val: \$205,821 Average Current Yr Appr Val: \$215,201 Prev to Curr Pct Change: 4.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SFCR01-R03 RURAL FARMERSVILLE R01-03+ JRP 672 9 1%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	8 / 1.2%	8 / 1.2%	3 / 0.4%	5 / 0.7%
Mean / Median Ratio of Sales:	106.52% / 103.29%	106.52% / 103.29%	107.76% / 99.92%	105.79% / 104.76%
Count of Properties Listed:	8	8	3	5
Ratio of SalePrice / ListPrice:	94%	94%	94%	94%
Average 'Days On Market':	45	45	55	38
<u>Qualified Conventional</u>				
Count / Pct of Sales:	8 / 1.2%	8 / 1.2%	3 / 0.4%	5 / 0.7%
Mean / Median Ratio of Sales:	106.52% / 103.29%	106.52% / 103.29%	107.76% / 99.92%	105.79% / 104.76%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	1 / 0.1%	1 / 0.1%	1 / 0.1%	/
Mean / Median Ratio of Sales:	71.4% / 71.4%	71.4% / 71.4%	71.4% / 71.4%	% / %
Average 'Days On Market':	116	116	116	
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$395,701 Average Current Yr Appr Val: \$496,957 Prev to Curr Pct Change: 25.59 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SFCR04-R07 **RURAL FAMERSVILLE R04-R07+** **AKJ** **551** **7** **1%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	5 / 0.9%	4 / 0.7%	4 / 0.7%	1 / 0.2%
Mean / Median Ratio of Sales:	102.9% / 99.83%	105.08% / 101.25%	105.08% / 101.25%	94.18% / 94.18%
Count of Properties Listed:	5	4	4	1
Ratio of SalePrice / ListPrice:	95%	95%	95%	97%
Average 'Days On Market':	121	147	147	21

Qualified Conventional

Count / Pct of Sales:	5 / 0.9%	4 / 0.7%	4 / 0.7%	1 / 0.2%
Mean / Median Ratio of Sales:	102.9% / 99.83%	105.08% / 101.25%	105.08% / 101.25%	94.18% / 94.18%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	2 / 0.4%	2 / 0.4%	1 / 0.2%	1 / 0.2%
Mean / Median Ratio of Sales:	119.22% / 119.22%	119.22% / 119.22%	103.31% / 103.31%	135.12% / 135.12%
Average 'Days On Market':	59	59	108	11

Foreclosures

Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	0 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.18% / 0.00%	0.18% / 0.00%	0.00% / 0.00%	0.18% / 0.00%

Average Previous Yr Appr Val: \$633,501

Average Current Yr Appr Val: \$717,850

Prev to Curr Pct Change: 13.31 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SFCRF1-5 FARMERSVILLE ISD FRAMES CALSS 1 THRU 5

JRP

4

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/			/			/		
Mean / Median Ratio of Sales:	% /	%		% /	%		% /	%	%
Count of Properties Listed:									
Ratio of SalePrice / ListPrice:	%			%			%		%
Average 'Days On Market':									

Qualified Conventional

Count / Pct of Sales:	/			/			/		
Mean / Median Ratio of Sales:	% /	%		% /	%		% /	%	%

Qualified REO

Count / Pct of Sales:	/			/			/		
Mean / Median Ratio of Sales:	% /	%		% /	%		% /	%	%

Disqualified

Count /Pct of Sales:	/			/			/		
Mean / Median Ratio of Sales:	% /	%		% /	%		% /	%	%
Average 'Days On Market':									

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0			0 / 0			0 / 0		
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%			0.00% / 0.00%			0.00% / 0.00%		

Average Previous Yr Appr Val: \$208,485

Average Current Yr Appr Val: \$392,324

Prev to Curr Pct Change: 88.18 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SFCRF80APPROX 80 ACRESJRP2

Mkt Cd:

Prior YTD Sales StudyPrior Year Sales Study1st 3Qtrs Sales StudyJan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$595,861Average Current Yr Appr Val: \$958,912Prev to Curr Pct Change: 60.93 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SFRNCFRISCO ISD NON-CONFORMINGKMG3913%

Mkt Cd: Green Nbhd

Prior YTD Sales StudyPrior Year Sales Study1st 3Qtrs Sales StudyJan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:1 / 2.6%1 / 2.6%/1 / 2.6%

Mean / Median Ratio of Sales:99.98% / 99.98%99.98% / 99.98% % / %99.98% / 99.98%

Count of Properties Listed:111

Ratio of SalePrice / ListPrice:88%88% %88%

Average 'Days On Market':323232

Qualified Conventional

Count / Pct of Sales:1 / 2.6%1 / 2.6%/1 / 2.6%

Mean / Median Ratio of Sales:99.98% / 99.98%99.98% / 99.98% % / %99.98% / 99.98%

Qualified REO

Count / Pct of Sales:/ / /

Mean / Median Ratio of Sales:% / % % / % % / % % / %

Disqualified

Count /Pct of Sales:/ / /

Mean / Median Ratio of Sales:% / % % / % % / % % / %

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':0 / 00 / 00 / 00 / 0

Pct of Props 'Posted' / 'Struck Off':0.00% / 0.00%0.00% / 0.00%0.00% / 0.00%0.00% / 0.00%

Average Previous Yr Appr Val: \$3,002,880Average Current Yr Appr Val: \$3,496,335Prev to Curr Pct Change: 16.43 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:2/1/2024 thru 1/31/20251st 3Qtrs Date Range:1/1/2024 thru 8/31/2024

Prior Year Date Range:1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range:9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SLVLANDVAL
SLV (non-HS) predominately land value
JKF
6

Mkt Cd: Green Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$502,578
Average Current Yr Appr Val: \$535,193
Prev to Curr Pct Change: 6.49 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SLVMBLH	MOBILE HOMES IN LOVEJOY	JKF	10	1	10%
Mkt Cd: Yellow Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		1 / 10.0%	1 / 10.0%	1 / 10.0%	/
Mean / Median Ratio of Sales:		111.19% / 111.19%	111.19% / 111.19%	111.19% / 111.19%	% / %
Count of Properties Listed:		1	1	1	
Ratio of SalePrice / ListPrice:		84%	84%	84%	%
Average 'Days On Market':		67	67	67	
<u>Qualified Conventional</u>					
Count / Pct of Sales:		1 / 10.0%	1 / 10.0%	1 / 10.0%	/
Mean / Median Ratio of Sales:		111.19% / 111.19%	111.19% / 111.19%	111.19% / 111.19%	% / %
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$404,943
 Average Current Yr Appr Val: \$421,688
 Prev to Curr Pct Change: 4.14 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SLVRURALSLVRURALJKF6112%

Mkt Cd: Yellow Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	1 / 1.6%	1 / 1.6%	/	1 / 1.6%
Mean / Median Ratio of Sales:	100.64% / 100.64%	100.64% / 100.64%	% / %	100.64% / 100.64%
Count of Properties Listed:	1	1		1
Ratio of SalePrice / ListPrice:	98%	98%	%	98%
Average 'Days On Market':	64	64		64
<u>Qualified Conventional</u>				
Count / Pct of Sales:	1 / 1.6%	1 / 1.6%	/	1 / 1.6%
Mean / Median Ratio of Sales:	100.64% / 100.64%	100.64% / 100.64%	% / %	100.64% / 100.64%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	1.64% / 0.00%	1.64% / 0.00%	1.64% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$676,161Average Current Yr Appr Val: \$688,492Prev to Curr Pct Change: 1.82 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/20251st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SMC7-12

MCKINNEY ISD RURAL R07-R12

HRH

18

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$2,222,461

Average Current Yr Appr Val: \$2,321,628

Prev to Curr Pct Change: 4.46 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SMC-MHI MCKINNEY ISD IMP ONLY MH

SLW 125

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$90,249

Average Current Yr Appr Val: \$106,407

Prev to Curr Pct Change: 17.9 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SMC-MHL MCKINNEY ISD LAND MH SLW 143 4 3%

Mkt Cd: Green Nbhd

Prior YTD
Sales Study

Prior Year
Sales Study

1st 3Qtrs
Sales Study

Jan 1 Bracket
Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	4 / 2.8%	4 / 2.8%	2 / 1.4%	2 / 1.4%
Mean / Median Ratio of Sales:	100.53% / 101.31%	100.53% / 101.31%	99.28% / 99.28%	101.79% / 101.79%
Count of Properties Listed:	4	4	2	2
Ratio of SalePrice / ListPrice:	90%	90%	82%	97%
Average 'Days On Market':	97	97	116	78

Qualified Conventional

Count / Pct of Sales:	4 / 2.8%	4 / 2.8%	2 / 1.4%	2 / 1.4%
Mean / Median Ratio of Sales:	100.53% / 101.31%	100.53% / 101.31%	99.28% / 99.28%	101.79% / 101.79%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$241,144

Average Current Yr Appr Val: \$294,674

Prev to Curr Pct Change: 22.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

Data as of 3/26/2025 10:18:53 AM

Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SMCR	MCKINNEY ISD RURAL	SLW	1117	12	1%
Mkt Cd: Green Nbhd					
		Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:		11 / 1.0%	10 / 0.9%	7 / 0.6%	4 / 0.4%
Mean / Median Ratio of Sales:		99.7% / 98.19%	99.98% / 99.59%	96.93% / 98.19%	104.55% / 101.68%
Count of Properties Listed:		10	9	6	4
Ratio of SalePrice / ListPrice:		92%	92%	94%	91%
Average 'Days On Market':		55	49	56	54
<u>Qualified Conventional</u>					
Count / Pct of Sales:		11 / 1.0%	10 / 0.9%	7 / 0.6%	4 / 0.4%
Mean / Median Ratio of Sales:		99.7% / 98.19%	99.98% / 99.59%	96.93% / 98.19%	104.55% / 101.68%
<u>Qualified REO</u>					
Count / Pct of Sales:		/	/	/	/
Mean / Median Ratio of Sales:		% / %	% / %	% / %	% / %
<u>Disqualified</u>					
Count /Pct of Sales:		1 / 0.1%	1 / 0.1%	1 / 0.1%	/
Mean / Median Ratio of Sales:		205.86% / 205.86%	205.86% / 205.86%	205.86% / 205.86%	% / %
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':		1 / 0	1 / 0	1 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':		0.09% / 0.00%	0.09% / 0.00%	0.09% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$760,142 Average Current Yr Appr Val: \$793,218 Prev to Curr Pct Change: 4.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SMLMH	MELISSA ISD MOBILE HOMES	SBR	200	1	1%
Mkt Cd: Blue Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>					
Count / Pct of Sales:	1 / 0.5%	1 / 0.5%	1 / 0.5%	/	
Mean / Median Ratio of Sales:	100.09% / 100.09%	100.09% / 100.09%	100.09% / 100.09%	% / %	%
Count of Properties Listed:	0	0	0		
Ratio of SalePrice / ListPrice:	%	%	%	%	
Average 'Days On Market':					
<u>Qualified Conventional</u>					
Count / Pct of Sales:	1 / 0.5%	1 / 0.5%	1 / 0.5%	/	
Mean / Median Ratio of Sales:	100.09% / 100.09%	100.09% / 100.09%	100.09% / 100.09%	% / %	%
<u>Qualified REO</u>					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
<u>Disqualified</u>					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	%
Average 'Days On Market':					
<u>Foreclosures</u>					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$187,705
 Average Current Yr Appr Val: \$270,987
 Prev to Curr Pct Change: 44.37 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025
 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024
 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SMLR	MELISSA ISD RURAL	SBR	387	6	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	6 / 1.6%	5 / 1.3%	5 / 1.3%	1 / 0.3%	
Mean / Median Ratio of Sales:	100.18% / 98.48%	98.38% / 97.15%	98.38% / 97.15%	109.22% / 109.22%	
Count of Properties Listed:	6	5	5	1	
Ratio of SalePrice / ListPrice:	98%	99%	99%	89%	
Average 'Days On Market':	77	88	88	22	
Qualified Conventional					
Count / Pct of Sales:	6 / 1.6%	5 / 1.3%	5 / 1.3%	1 / 0.3%	
Mean / Median Ratio of Sales:	100.18% / 98.48%	98.38% / 97.15%	98.38% / 97.15%	109.22% / 109.22%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	1 / 1	1 / 1	0 / 1	1 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.26% / 0.26%	0.26% / 0.26%	0.00% / 0.26%	0.26% / 0.00%	

Average Previous Yr Appr Val: \$730,135 Average Current Yr Appr Val: \$821,606 Prev to Curr Pct Change: 12.53 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SMLR-CUST	MELISSA ISD RURAL CUSTOM HOMES	HRH	26	1	4%

Mkt Cd: Blue Nbhd	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	1 / 3.8%	1 / 3.8%	1 / 3.8%	/
Mean / Median Ratio of Sales:	101.15% / 101.15%	101.15% / 101.15%	101.15% / 101.15%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	92%	92%	92%	%
Average 'Days On Market':	216	216	216	

Qualified Conventional

Count / Pct of Sales:	1 / 3.8%	1 / 3.8%	1 / 3.8%	/
Mean / Median Ratio of Sales:	101.15% / 101.15%	101.15% / 101.15%	101.15% / 101.15%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,892,315	Average Current Yr Appr Val: \$1,583,465	Prev to Curr Pct Change: -16.32 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SPL-LAND

DMR 7

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$1,120,440
Average Current Yr Appr Val: \$1,274,322
Prev to Curr Pct Change: 13.73 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SPN.MH.ABS	SPN.MH.ABSTRACT	IRS	243	2	1%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	2 / 0.8%	2 / 0.8%	1 / 0.4%	1 / 0.4%	
Mean / Median Ratio of Sales:	102.13% / 102.13%	102.13% / 102.13%	99.98% / 99.98%	104.29% / 104.29%	
Count of Properties Listed:	2	2	1	1	
Ratio of SalePrice / ListPrice:	100%	100%	98%	103%	
Average 'Days On Market':	19	19	37	2	
Qualified Conventional					
Count / Pct of Sales:	2 / 0.8%	2 / 0.8%	1 / 0.4%	1 / 0.4%	
Mean / Median Ratio of Sales:	102.13% / 102.13%	102.13% / 102.13%	99.98% / 99.98%	104.29% / 104.29%	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$217,005 Average Current Yr Appr Val: \$215,432 Prev to Curr Pct Change: -0.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SPN.MH.SUB	SPN MH SUBDIVISIONS	IRS	1250	5	0%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	4 / 0.3%	4 / 0.3%	4 / 0.3%	/	
Mean / Median Ratio of Sales:	93.73% / 92.96%	93.73% / 92.96%	93.73% / 92.96%	% / %	
Count of Properties Listed:	4	4	4		
Ratio of SalePrice / ListPrice:	100%	100%	100%	%	
Average 'Days On Market':	33	33	33		
Qualified Conventional					
Count / Pct of Sales:	4 / 0.3%	4 / 0.3%	4 / 0.3%	/	
Mean / Median Ratio of Sales:	93.73% / 92.96%	93.73% / 92.96%	93.73% / 92.96%	% / %	
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %	
Disqualified					
Count /Pct of Sales:	1 / 0.1%	1 / 0.1%	/	1 / 0.1%	
Mean / Median Ratio of Sales:	154.16% / 154.16%	154.16% / 154.16%	% / %	154.16% / 154.16%	
Average 'Days On Market':	110	110		110	
Foreclosures					
Count of 'Posted' / 'Struck Off':	7 / 0	5 / 0	5 / 0	2 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.56% / 0.00%	0.40% / 0.00%	0.40% / 0.00%	0.16% / 0.00%	

Average Previous Yr Appr Val: \$159,691

Average Current Yr Appr Val: \$192,492

Prev to Curr Pct Change: 20.54 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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Prepared by Collin Central Appraisal District

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SPNR01-02+ **RURAL PRINCETON R01 - R02+** **IRS** **446** **6** **1%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	4 / 0.9%	4 / 0.9%	1 / 0.2%	3 / 0.7%
Mean / Median Ratio of Sales:	104.38% / 106.05%	104.38% / 106.05%	127.14% / 127.14%	96.8% / 99.94%
Count of Properties Listed:	4	4	1	3
Ratio of SalePrice / ListPrice:	93%	93%	88%	95%
Average 'Days On Market':	62	62	0	83

Qualified Conventional

Count / Pct of Sales:	4 / 0.9%	4 / 0.9%	1 / 0.2%	3 / 0.7%
Mean / Median Ratio of Sales:	104.38% / 106.05%	104.38% / 106.05%	127.14% / 127.14%	96.8% / 99.94%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	2 / 0.4%	2 / 0.4%	1 / 0.2%	1 / 0.2%
Mean / Median Ratio of Sales:	78.25% / 78.25%	78.25% / 78.25%	98.03% / 98.03%	58.48% / 58.48%
Average 'Days On Market':	30	30	23	37

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$214,017

Average Current Yr Appr Val: \$207,823

Prev to Curr Pct Change: -2.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SPNR03-04+ RURAL PRINCETON R03-R04+ IRS 980 18 2%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	17 / 1.7%	15 / 1.5%	11 / 1.1%	6 / 0.6%
Mean / Median Ratio of Sales:	105.06% / 98.11%	105.46% / 98.11%	108.07% / 98.11%	99.54% / 98.89%
Count of Properties Listed:	16	14	10	6
Ratio of SalePrice / ListPrice:	97%	98%	97%	96%
Average 'Days On Market':	93	54	57	153

Qualified Conventional

Count / Pct of Sales:	17 / 1.7%	15 / 1.5%	11 / 1.1%	6 / 0.6%
Mean / Median Ratio of Sales:	105.06% / 98.11%	105.46% / 98.11%	108.07% / 98.11%	99.54% / 98.89%

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	1 / 0.1%	/	/	1 / 0.1%
Mean / Median Ratio of Sales:	131.12% / 131.12%	% / %	% / %	131.12% / 131.12%
Average 'Days On Market':	15			15

Foreclosures

Count of 'Posted' / 'Struck Off':	4 / 0	4 / 0	3 / 0	1 / 0
Pct of Props 'Posted' / 'Struck Off':	0.41% / 0.00%	0.41% / 0.00%	0.31% / 0.00%	0.10% / 0.00%

Average Previous Yr Appr Val: \$472,431

Average Current Yr Appr Val: \$508,520

Prev to Curr Pct Change: 7.64 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SPNR05-12 **RURAL PRINCETON R05-R12** **IRS** **112** **2** **2%**

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	2 / 1.8%	/
Mean / Median Ratio of Sales:	100.35% / 100.35%	100.35% / 100.35%	100.35% / 100.35%	% / %
Count of Properties Listed:	2	2	2	
Ratio of SalePrice / ListPrice:	98%	98%	98%	%
Average 'Days On Market':	126	126	126	

Qualified Conventional

Count / Pct of Sales:	2 / 1.8%	2 / 1.8%	2 / 1.8%	/
Mean / Median Ratio of Sales:	100.35% / 100.35%	100.35% / 100.35%	100.35% / 100.35%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$965,811

Average Current Yr Appr Val: \$963,926

Prev to Curr Pct Change: -0.2 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SPRMH-07 PROSPER MOBILE HOMES

JEV

36

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								

Qualified Conventional

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Qualified REO

Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%

Disqualified

Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	% /	%	% /	%	% /	%	% /	%
Average 'Days On Market':								

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$301,640

Average Current Yr Appr Val: \$323,826

Prev to Curr Pct Change: 7.35 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SPR-RURAL PROSPER ISD RURAL RESIDENTIAL JEV 143 1 1%

Mkt Cd: Green Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	100.12% / 100.12%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	68%	68%	68%	%
Average 'Days On Market':	83	83	83	

Qualified Conventional

Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:	100.12% / 100.12%	100.12% / 100.12%	100.12% / 100.12%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,161,522

Average Current Yr Appr Val: \$1,237,162

Prev to Curr Pct Change: 6.51 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All Nbhd's)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SRV RES RESIDENCES IN ROYSE CITY ISD CLP 137 1 1%

Mkt Cd: Blue Nbhd

**Prior YTD
Sales Study**

**Prior Year
Sales Study**

**1st 3Qtrs
Sales Study**

**Jan 1 Bracket
Sales Study**

Qualified Conventional & REO

Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:	93.11% / 93.11%	93.11% / 93.11%	93.11% / 93.11%	% / %
Count of Properties Listed:	1	1	1	
Ratio of SalePrice / ListPrice:	96%	96%	96%	%
Average 'Days On Market':	141	141	141	

Qualified Conventional

Count / Pct of Sales:	1 / 0.7%	1 / 0.7%	1 / 0.7%	/
Mean / Median Ratio of Sales:	93.11% / 93.11%	93.11% / 93.11%	93.11% / 93.11%	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$362,173

Average Current Yr Appr Val: \$334,810

Prev to Curr Pct Change: -7.56 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

(All NbhdS)

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SSF-1

SELF STORAGE - LOW ECON, NON CLIMATE

SRT

1

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,042,786

Average Current Yr Appr Val: \$1,188,300

Prev to Curr Pct Change: 13.95 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name						Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold	
SSF-1-RV/B	SELF STORAGE-RV OR BOAT-LOW ECON						SRT	2			
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study				
<u>Qualified Conventional & REO</u>											
Count / Pct of Sales:	/		/		/		/				
Mean / Median Ratio of Sales:	%	/	%	%	%	%	/	%	%	%	
Count of Properties Listed:											
Ratio of SalePrice / ListPrice:	%		%		%		%				
Average 'Days On Market':											
<u>Qualified Conventional</u>											
Count / Pct of Sales:	/		/		/		/				
Mean / Median Ratio of Sales:	%	/	%	%	%	%	/	%	%	%	
<u>Qualified REO</u>											
Count / Pct of Sales:	/		/		/		/				
Mean / Median Ratio of Sales:	%	/	%	%	%	%	/	%	%	%	
<u>Disqualified</u>											
Count /Pct of Sales:	/		/		/		/				
Mean / Median Ratio of Sales:	%	/	%	%	%	%	/	%	%	%	
Average 'Days On Market':											
<u>Foreclosures</u>											
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0				
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%				

Average Previous Yr Appr Val: \$502,207

Average Current Yr Appr Val: \$501,841

Prev to Curr Pct Change: -0.07 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/OR New Improvements And/OR Vacant Land And/OR Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

(State Codes: A1,A2,A3,A4,B2,E1,E2)

Notice RAD Report

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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
STRR	TRENTON	KER	42	1	2%
Mkt Cd: Green Nbhd					
	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study	
Qualified Conventional & REO					
Count / Pct of Sales:	1 / 2.4%	1 / 2.4%	1 / 2.4%	/	
Mean / Median Ratio of Sales:	100.14% / 100.14%	100.14% / 100.14%	100.14% / 100.14%	% /	%
Count of Properties Listed:	1	1	1		
Ratio of SalePrice / ListPrice:	99%	99%	99%	%	
Average 'Days On Market':	4	4	4		
Qualified Conventional					
Count / Pct of Sales:	1 / 2.4%	1 / 2.4%	1 / 2.4%	/	
Mean / Median Ratio of Sales:	100.14% / 100.14%	100.14% / 100.14%	100.14% / 100.14%	% /	%
Qualified REO					
Count / Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Disqualified					
Count /Pct of Sales:	/	/	/	/	
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% /	%
Average 'Days On Market':					
Foreclosures					
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	

Average Previous Yr Appr Val: \$471,935 Average Current Yr Appr Val: \$519,916 Prev to Curr Pct Change: 10.17 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025 1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024
 Prior Year Date Range: 1/1/2024 thru 12/31/2024 Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name				Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold
SWY-ABS	WYLIE ABST & VAC LAND ONLY				SDH	15		
Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/	%	%	%	/	%	%
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	
Average Previous Yr Appr Val: \$94,814								
Average Current Yr Appr Val: \$97,071								
Prev to Curr Pct Change: 2.38 %								
*Prior & Current Appraisal comparisons <u>exclude</u> properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.								
Prior YTD Date Range:		2/1/2024 thru 1/31/2025			1st 3Qtrs Date Range:		1/1/2024 thru 8/31/2024	
Prior Year Date Range:		1/1/2024 thru 12/31/2024			Jan 1 Bracket Date Range:		9/1/2024 thru 1/31/2025	
(State Codes: A1,A2,A3,A4,B2,E1,E2)								
Notice RAD Report								
(All NbhdS)								
Data as of 3/26/2025 10:18:53 AM								
Prepared by Collin Central Appraisal District								
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2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SWYLANDVAL

SWY (non-HS) predominately land value

JKF

17

Mkt Cd:	Prior YTD Sales Study		Prior Year Sales Study		1st 3Qtrs Sales Study		Jan 1 Bracket Sales Study	
<u>Qualified Conventional & REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Count of Properties Listed:								
Ratio of SalePrice / ListPrice:	%		%		%		%	
Average 'Days On Market':								
<u>Qualified Conventional</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Qualified REO</u>								
Count / Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
<u>Disqualified</u>								
Count /Pct of Sales:	/		/		/		/	
Mean / Median Ratio of Sales:	%	/ %	%	/ %	%	/ %	%	/ %
Average 'Days On Market':								
<u>Foreclosures</u>								
Count of 'Posted' / 'Struck Off':	0 / 0		0 / 0		0 / 0		0 / 0	
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%		0.00% / 0.00%	

Average Previous Yr Appr Val: \$156,587

Average Current Yr Appr Val: \$167,372

Prev to Curr Pct Change: 6.89 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SWYMOBILE

WYLIE MOBILE HOMES

SDH

217

3

1%

Mkt Cd: Green Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	3 / 1.4%	3 / 1.4%	2 / 0.9%	1 / 0.5%
Mean / Median Ratio of Sales:	100.37% / 100%	100.37% / 100%	100.55% / 104.72%	97.24% / 97.24%
Count of Properties Listed:	3	3	2	1
Ratio of SalePrice / ListPrice:	88%	88%	87%	97%
Average 'Days On Market':	114	114	120	13
<u>Qualified Conventional</u>				
Count / Pct of Sales:	3 / 1.4%	3 / 1.4%	2 / 0.9%	1 / 0.5%
Mean / Median Ratio of Sales:	100.37% / 100%	100.37% / 100%	100.55% / 104.72%	97.24% / 97.24%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$142,714

Average Current Yr Appr Val: \$146,471

Prev to Curr Pct Change: 2.63 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

SWYRURAL

SWYRURAL

JKF

686

15

2%

Mkt Cd: Blue Nbhd

	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
<u>Qualified Conventional & REO</u>				
Count / Pct of Sales:	15 / 2.2%	13 / 1.9%	4 / 0.6%	11 / 1.6%
Mean / Median Ratio of Sales:	98.83% / 99.08%	99% / 99.5%	102.71% / 101.72%	97.42% / 98.96%
Count of Properties Listed:	15	13	4	11
Ratio of SalePrice / ListPrice:	95%	94%	95%	95%
Average 'Days On Market':	44	48	68	35
<u>Qualified Conventional</u>				
Count / Pct of Sales:	15 / 2.2%	13 / 1.9%	4 / 0.6%	11 / 1.6%
Mean / Median Ratio of Sales:	98.83% / 99.08%	99% / 99.5%	102.71% / 101.72%	97.42% / 98.96%
<u>Qualified REO</u>				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
<u>Disqualified</u>				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
<u>Foreclosures</u>				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$573,855

Average Current Yr Appr Val: \$621,309

Prev to Curr Pct Change: 8.27 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Prior Year Date Range: 1/1/2024 thru 12/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

WHOC.20%< OFF. WHSE CLASS C < 20% OFFICE

SRT1

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				

Qualified Conventional

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Qualified REO

Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %

Disqualified

Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				

Foreclosures

Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$1,201,274

Average Current Yr Appr Val: \$1,221,335

Prev to Curr Pct Change: 1.67 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

WHSE.B
WAREHOUSE CLASS B < 10% OFFICE

SRT
2

Mkt Cd:	Prior YTD Sales Study	Prior Year Sales Study	1st 3Qtrs Sales Study	Jan 1 Bracket Sales Study
Qualified Conventional & REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Count of Properties Listed:				
Ratio of SalePrice / ListPrice:	%	%	%	%
Average 'Days On Market':				
Qualified Conventional				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Qualified REO				
Count / Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Disqualified				
Count /Pct of Sales:	/	/	/	/
Mean / Median Ratio of Sales:	% / %	% / %	% / %	% / %
Average 'Days On Market':				
Foreclosures				
Count of 'Posted' / 'Struck Off':	0 / 0	0 / 0	0 / 0	0 / 0
Pct of Props 'Posted' / 'Struck Off':	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%	0.00% / 0.00%

Average Previous Yr Appr Val: \$816,268
Average Current Yr Appr Val: \$977,201
Prev to Curr Pct Change: 19.72 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range:	2/1/2024 thru 1/31/2025	1st 3Qtrs Date Range:	1/1/2024 thru 8/31/2024
Prior Year Date Range:	1/1/2024 thru 12/31/2024	Jan 1 Bracket Date Range:	9/1/2024 thru 1/31/2025

2025 Residential Data Analysis & Market Trends - By Neighborhood

Nbhd Code	Neighborhood Name	Nbhd Appr	Total Count Imprv'd Props	Total Count Imprv'd Sales	Pct of Props Sold

WHSE.C

WAREHOUSE CLASS C < 10% OFFICE

SRT

5

Mkt Cd:

Prior YTD Sales Study

Prior Year Sales Study

1st 3Qtrs Sales Study

Jan 1 Bracket Sales Study

Qualified Conventional & REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Count of Properties Listed:

Ratio of SalePrice / ListPrice:

Average 'Days On Market':

Qualified Conventional

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Qualified REO

Count / Pct of Sales:

Mean / Median Ratio of Sales:

Disqualified

Count /Pct of Sales:

Mean / Median Ratio of Sales:

Average 'Days On Market':

Foreclosures

Count of 'Posted' / 'Struck Off':

Pct of Props 'Posted' / 'Struck Off':

Average Previous Yr Appr Val: \$1,087,270

Average Current Yr Appr Val: \$1,226,326

Prev to Curr Pct Change: 12.79 %

*Prior & Current Appraisal comparisons exclude properties with Percent Complete Improvements And/Or New Improvements And/Or Vacant Land And/Or Builder Inventory.

Prior YTD Date Range: 2/1/2024 thru 1/31/2025

Prior Year Date Range: 1/1/2024 thru 12/31/2024

1st 3Qtrs Date Range: 1/1/2024 thru 8/31/2024

Jan 1 Bracket Date Range: 9/1/2024 thru 1/31/2025