



**SUBJECT PROPERTY:**

**EFFECTIVE DATE OF VALUATION:** 1/1/2022

**CAD PARCEL ID#:** 919564

**SITUS:** 19125 DUTY TX 78653

**DBA:**

## **CAD Response to Property Owner/Agent Request for 14 Day Evidence**

Dear Property Owner,

Thank you for submitting your protest filing.

In response to your request for information and disclosure, we have prepared this evidence packet for your review. This evidence packet contains all information we plan to introduce at an ARB hearing for this property.

[www.traviscad.org](http://www.traviscad.org)

Thank you for your request,

Travis Central Appraisal District

## Appraisal Type and Scope of Work

The following is a restricted use appraisal report performed for the sole purpose of determining a market value for the subject property as of January 1, 2022 for ad valorem tax purposes. The research, analysis, and supporting data is limited to what is necessary to develop a credible opinion of value according to Uniform Standards of Appraisal Practice (USPAP) in conjunction with the Texas Property Tax Code.

## Subject Property Identification

The subject property is located within Travis Central County. The appraisal jurisdiction falls within the authority of the Travis Central Appraisal District. The legal description of the subject property is: LOT 1 BLK AF PRESIDENTIAL MEADOWS SEC 11

The subject property is commonly known as 19125 DUTY ST, TX 78653

The Subject's Parcel ID is: 919564

The subject property is a single family residence constructed in approximately 2020, containing approximately 2505.00 square feet of living area.

The land area of the subject property according to Travis Central Appraisal District records is 7187 square feet or 0.165 acres.

A recent aerial photo of the property is shown below.



# COMPARABLE SALES ANALYSIS

	Subject	Comp 1		Comp 2		Comp 3		Comp 4	
Prop ID	919564	862495		882001		894781		896240	
Market Value	\$464,729	\$452,103		\$447,076		\$403,125		\$441,985	
Situs Address	19125 DUTY ST TX 78653	12600 DWIGHT EISENHOWER ST		13901 LYNDON B JOHNSON ST		19221 ZACHARY TAYLOR ST		13700 BENJAMIN HARRISON ST	
Distance		0.38		0.6		0.22		0.29	
State Code	A1	A1		A1		A1		A1	
Market Area	B0220	B0220		B0220		B0220		B0220	
Sale Date		2021-11-05		2021-07-15		2021-09-09		2021-12-06	
Sale Price		\$422,000		\$400,000		\$375,000		\$430,000	
Adj Sale Prc		\$432,550		\$450,000		\$403,125		\$430,000	
Class	R5	R5	\$0	R5	\$0	R5	\$0	R5	\$0
Year Blt / Eff Yr Blt	2020 / 2020	2016 / 2016		2018 / 2018		2018 / 2018		2018 / 2018	
% Good Adj	99.0	80.8	\$13,686	82.5	\$7,225	82.5	\$6,212	82.5	\$6,885
Living Area	2505.0	2,505	\$0	2,505	\$0	2,491	\$1,553	2,496.5	\$942
Detail Net Adj			\$919		\$5,659		\$5,864		\$5,156
Segment Net Adj			\$0		\$0		\$-4,519		\$0
Land Sqft	7,187.4	9,679.03		5,998.21		9,009.23		5,331.74	
Land Value	\$25,000	\$30,000	\$-5,000	\$25,000	\$0	\$30,000	\$-5,000	\$25,000	\$0
Net Adj			\$9,605		\$12,884		\$4,110		\$12,983
Ind Value		\$442,155		\$462,884		\$407,235		\$442,983	

Due to rapidly increasing home prices in Travis County, residential sales were adjusted for changes in market conditions to comply with Texas Property Tax Code Sec. 23.013(c) which reads:

“A sale of a comparable property must be appropriately adjusted for any change in the market value of the comparable property during the period between the date of the sale of the comparable property and the date as of which the market value of the subject property is to be determined.”

## Summary of Indicated Values

	Value	Sqft	Lot Sqft
Minimum	\$407,235	2,491	5,331.74
Maximum	\$462,884	2,505	9,679.03
Median	\$442,569	2,500.75	7,503.72

# MARKET COMPARABLE SALES MAP



Subject				
Property ID	919564			
Situs Address	19125 DUTY ST			
Comp #	Prop ID	Situs Address	Distance (mi)	Sale Price
Comp 1	862495	12600 DWIGHT EISENHOWER ST TX 78653	0.38	\$422,000
Comp 2	882001	13901 LYNDON B JOHNSON ST TX 78653	0.6	\$400,000
Comp 3	894781	19221 ZACHARY TAYLOR ST TX 78653	0.22	\$375,000
Comp 4	896240	13700 BENJAMIN HARRISON ST MANOR TX 78653	0.29	\$430,000

# SUBJECT EQUITY ANALYSIS

	Subject	Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
Prop ID	919564	836382		862484		862491		862495		862498	
Situs Address	19125 DUTY ST TX 78653	13604 GERALD FORD ST		13616 JAMES BUCHANAN ST ST		12616 DWIGHT EISENHOWER ST		12600 DWIGHT EISENHOWER ST		13717 ANDREW JOHNSON ST	
Distance		0.45		0.47		0.35		0.38		0.38	
State Code	A1	A1		A1		A1		A1		A1	
Market Area	B0220	B0220		B0220		B0220		B0220		B0220	
Market Value	\$464,729	\$446,964		\$453,104		\$443,499		\$452,103		\$439,135	
Class	R5	R5	\$0	R5	\$0	R5	\$0	R5	\$0	R5	\$0
Year Blt / Eff Yr Blt	2020 / 2020	2016 / 2016		2016 / 2016		2016 / 2016		2016 / 2016		2016 / 2016	
% Good Adj	99.0	80.8	\$14,346	80.8	\$14,300	80.8	\$14,143	80.8	\$14,351	80.8	\$13,995
Living Area	2505.0	2,505	\$0	2,505	\$0	2,505	\$0	2,505	\$0	2,505	\$0
Detail Net Adj		\$1,001		\$1,801		\$4,510		\$919		\$7,077	
Segment Net Adj		\$0		\$0		\$0		\$0		\$0	
Land Sqft	7,187.4	6,028.34		11,016.32		8,441.93		9,679.03		8,511.62	
Land Value	\$25,000	\$25,000	\$0	\$32,500	\$-7,500	\$27,500	\$-2,500	\$30,000	\$-5,000	\$27,500	\$-2,500
Net Adj		\$15,347		\$8,601		\$16,153		\$10,270		\$18,572	
Ind Value		\$462,311		\$461,705		\$459,652		\$462,373		\$457,707	

	Subject	Comp 6		Comp 7		Comp 8		Comp 9		Comp 10	
Prop ID	919564	862505		862508		862509		862526		862534	
Situs Address	19125 DUTY ST TX 78653	13720 ANDREW JOHNSON ST		13708 ANDREW JOHNSON ST		13704 ANDREW JOHNSON ST		13908 JAMES GARFIELD ST		12600 VALOR CT MANOR TX 78653	
Distance		0.41		0.41		0.41		0.38		0.36	
State Code	A1	A1		A1		A1		A1		A1	
Market Area	B0220	B0220		B0220		B0220		B0220		B0220	
Market Value	\$464,729	\$440,999		\$440,999		\$470,290		\$440,999		\$443,499	
Class	R5	R5	\$0	R5	\$0	R5	\$0	R5	\$0	R5	\$0
Year Blt / Eff Yr Blt	2020 / 2020	2016 / 2016		2016 / 2016		2017 / 2017		2016 / 2016		2016 / 2016	
% Good Adj	99.0	80.8	\$14,143	80.8	\$14,143	81.6	\$10,929	80.8	\$14,143	80.8	\$14,143
Living Area	2505.0	2,505	\$0	2,505	\$0	2,505	\$0	2,505	\$0	2,505	\$0
Detail Net Adj		\$4,510		\$4,510		\$4,296		\$4,510		\$4,510	
Segment Net Adj		\$0		\$0		-\$14,654		\$0		\$0	
Land Sqft	7,187.4	6,381.54		6,263.93		6,024.35		5,998.21		8,829.61	
Land Value	\$25,000	\$25,000	\$0	\$25,000	\$0	\$25,000	\$0	\$25,000	\$0	\$27,500	\$-2,500
Net Adj		\$18,653		\$18,653		\$571		\$18,653		\$16,153	
Ind Value		\$459,652		\$459,652		\$470,861		\$459,652		\$459,652	

## Summary of Equity Indicated Values

	Value	Sqft	Lot Sqft
Minimum	\$457,707	2,505	5,998.21
Maximum	\$470,861	2,505	11,016.32
Median	\$459,652	2,505	7,411.735



# EQUITY COMPARABLES MAP



Subject

Property ID

919564

Situs Address

19125 DUTY ST

Comp #	Prop ID	Situs Address	Distance (mi)
Comp 1	836382	13604 GERALD FORD ST MANOR TX 78653	0.45
Comp 2	862484	13616 JAMES BUCHANAN ST ST TX 78653	0.47
Comp 3	862491	12616 DWIGHT EISENHOWER ST MANOR TX 78653	0.35
Comp 4	862495	12600 DWIGHT EISENHOWER ST TX 78653	0.38
Comp 5	862498	13717 ANDREW JOHNSON ST MANOR TX 78653	0.38
Comp 6	862505	13720 ANDREW JOHNSON ST MANOR TX 78653	0.41
Comp 7	862508	13708 ANDREW JOHNSON ST MANOR TX 78653	0.41
Comp 8	862509	13704 ANDREW JOHNSON ST MANOR TX 78653	0.41
Comp 9	862526	13908 JAMES GARFIELD ST MANOR TX 78653	0.38
Comp 10 (A)	862534	12600 VALOR CT MANOR TX 78653	0.36



## SALES FOR MARKET AREA


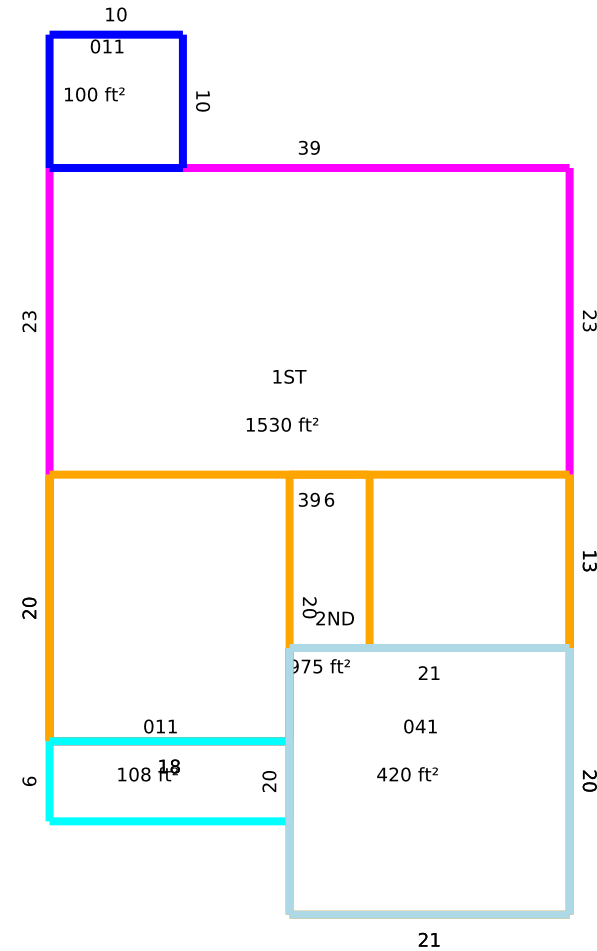
B0220

PID	Situs Address	SQFT	Class	Condition	Market Area	Sale Date	Sale Price	Ratio
862515	13617 JAMES BUCHANAN	2,873	R5	A	B0220	2021-01-04	\$378,675	1.184
836340	12401 DWIGHT	1,753	R5	A	B0220	2021-01-07	\$325,253	1.236
730033	13520 RICHARD NIXON ST,	1,870	R5	A	B0220	2021-01-22	\$322,575	1.144
896157	13700 VIGILANCE ST, TX	2,101	R5	A	B0220	2021-01-28	\$446,250	0.997
729845	12816 THOMAS JEFFERSON	1,596	R5	A	B0220	2021-02-26	\$400,000	0.804
919580	19013 RUSHMORE ST, TX	2,071	R5	A	B0220	2021-03-08	\$471,625	0.99
894785	19216 ZACHARY TAYLOR	2,101	R5	A	B0220	2021-03-29	\$465,500	0.963
896178	19001 JAMES CARTER JR	2,305	R5	A	B0220	2021-04-02	\$432,000	1.001
836336	12313 DWIGHT	1,605	R5	A	B0220	2021-04-08	\$366,000	1.054
896208	13617 VIGILANCE ST, TX	1,314	R5	A	B0220	2021-04-15	\$372,000	0.916
862533	12604 VALOR CT, TX 78653	2,262	R5	A	B0220	2021-04-15	\$488,400	0.957
730045	13609 JOHN F KENNEDY ST,	1,708	R5	A	B0220	2021-04-16	\$354,000	1.012
730047	13617 JOHN F KENNEDY ST,	1,439	R5	A	B0220	2021-04-19	\$324,000	0.894
863205	13607 ABRAHAM LINCOLN	2,101	R5	A	B0220	2021-05-03	\$463,126	0.957
729879	12809 DWIGHT	1,590	R5	A	B0220	2021-05-06	\$352,500	0.891
729819	12908 JOHN ADAMS ST,	1,346	R5	A	B0220	2021-05-10	\$317,250	0.918
585082	13516 THEODORE	1,346	R5	A	B0220	2021-05-14	\$305,500	0.939
882054	13812 LYNDON B JOHNSON	2,930	R5	A	B0220	2021-05-17	\$471,763	1.053
896145	13904 VIGILANCE ST,	1,342	R5	A	B0220	2021-05-21	\$376,000	0.906
896176	18917 JAMES CARTER JR	1,352	R5	A	B0220	2021-05-27	\$370,125	0.938
896161	13608 VIGILANCE ST,	1,352	R5	A	B0220	2021-06-01	\$376,000	0.912
863140	13508 ABRAHAM LINCOLN	2,101	R5	A	B0220	2021-06-01	\$440,625	0.986
881567	13908 CAMP DAVID CV,	1,752	R5	A	B0220	2021-06-02	\$431,250	0.902
730051	13620 JOHN F KENNEDY ST,	2,482	R5	A	B0220	2021-06-03	\$414,575	0.91
881566	13912 CAMP DAVID CV,	2,068	R5	A	B0220	2021-06-04	\$448,500	0.984
730054	13608 JOHN F KENNEDY ST,	1,870	R5	A	B0220	2021-06-08	\$402,500	0.888
730057	13604 JAMES GARFIELD ST,	1,952	R5	A	B0220	2021-06-24	\$418,025	0.95
863229	19217 DUTY ST, TX 78653	1,352	R5	A	B0220	2021-06-24	\$379,500	0.878
863183	13608 ABRAHAM LINCOLN	2,305	R5	A	B0220	2021-07-08	\$410,625	1.024
881940	12321 FRANKLIN D	1,983	R5	A	B0220	2021-07-12	\$469,125	0.983
882001	13901 LYNDON B JOHNSON	2,505	R5	A	B0220	2021-07-15	\$450,000	0.994
862498	13717 ANDREW JOHNSON	2,505	R5	A	B0220	2021-07-21	\$506,250	0.867
729986	13509 LYNDON B JOHNSON	1,708	R5	A	B0220	2021-07-22	\$357,469	1.008
882021	14012 JAMES GARFIELD ST,	1,678	R5	A	B0220	2021-07-23	\$429,750	0.94
862518	13705 JAMES BUCHANAN	1,879	R5	A	B0220	2021-07-30	\$425,250	1.009
881974	13709 GREAT SOCIETY ST,	1,678	R5	A	B0220	2021-07-30	\$448,875	0.884
863127	12921 DWIGHT	2,101	R5	A	B0220	2021-08-04	\$434,500	1.002
896231	13812 BENJAMIN	1,314	R5	A	B0220	2021-08-06	\$349,800	0.949
896256	13701 BENJAMIN	2,068	R5	A	B0220	2021-08-12	\$387,200	1.157
584994	13408 DWIGHT	1,870	R5	A	B0220	2021-08-13	\$385,000	0.971
896209	13621 VIGILANCE ST,	2,491	R5	A	B0220	2021-08-17	\$452,100	0.975
863228	19213 DUTY ST, TX 78653	2,068	R5	A	B0220	2021-08-30	\$396,000	1.098
881516	13713 FIRST LADY ST,	2,101	R5	A	B0220	2021-09-02	\$430,000	1.015
836344	12417 DWIGHT	1,605	R5	A	B0220	2021-09-07	\$344,000	1.083
896192	19116 JAMES CARTER JR	2,101	R5	A	B0220	2021-09-08	\$408,500	1.079
862468	12525 DWIGHT	1,678	R5	A	B0220	2021-09-08	\$414,950	0.954
894781	19221 ZACHARY TAYLOR	2,491	R5	A	B0220	2021-09-09	\$403,125	1.124

PID	Situs Address	SQFT	Class	Condition	Market Area	Sale Date	Sale Price	Ratio
862550	13813 JAMES GARFIELD ST,	1,678	R5	A	B0220	2021-09-10	\$408,930	0.961
863222	13703 ABRAHAM LINCOLN	2,101	R5	A	B0220	2021-09-20	\$387,000	1.13
863227	19209 DUTY ST, MANOR TX	1,342	R5	A	B0220	2021-09-21	\$330,025	1.002
919846	13901 VIRTUE ST, TX	2,491	R5	A	B0220	2021-09-21	\$430,000	1.044
896242	13620 BENJAMIN	2,491	R5	A	B0220	2021-09-22	\$478,375	0.951
896202	18900 JAMES CARTER JR	1,342	R5	A	B0220	2021-09-23	\$331,100	1.011
919837	18820 RUSHMORE ST, TX	2,505	R5	A	B0220	2021-09-28	\$442,900	1.049
836364	13508 ULYSSES S GRANT	1,678	R5	A	B0220	2021-10-04	\$367,500	1.036
881500	12915 FIRESIDE CHAT ST,	2,497	R5	A+	B0220	2021-10-08	\$414,750	1.042
881508	13800 FIRST LADY ST, TX	1,426	R5	A	B0220	2021-10-13	\$336,000	1.031
729851	12809 JOHN ADAMS ST,	1,422	R5	A	B0220	2021-10-15	\$341,250	0.854
585108	12813 WHITE HOUSE ST,	1,590	R5	A	B0220	2021-10-19	\$372,750	0.844
919545	13708 STRENGTH ST, TX	1,678	R5	A	B0220	2021-10-21	\$383,250	1.085
881576	13902 THEODORE	1,314	R5	A	B0220	2021-10-25	\$341,250	0.975
919886	13828 INAUGURAL ST, TX	1,678	R5	A	B0220	2021-10-26	\$397,425	1.046
896216	13725 VIGILANCE ST,	2,068	R5	A	B0220	2021-10-27	\$388,500	1.164
896186	19109 JAMES CARTER JR	2,068	R5	A	B0220	2021-11-03	\$379,250	1.217
881992	13708 GREAT SOCIETY ST,	2,505	R5	A	B0220	2021-11-03	\$410,000	1.104
862495	12600 DWIGHT	2,505	R5	A	B0220	2021-11-05	\$432,550	1.045
931111	19201 JAMES CARTER JR	1,788	R5	A	B0220	2021-11-05	\$420,250	0.972
862503	13728 ANDREW JOHNSON	1,678	R5	A	B0220	2021-11-05	\$348,500	1.15
881498	12911 FIRESIDE CHAT ST,	2,101	R5	A	B0220	2021-11-10	\$384,375	1.138
881548	12812 FIRESIDE CHAT ST,	2,305	R5	A	B0220	2021-11-10	\$415,125	1.057
585004	12625 JAMES POLK ST, TX	1,684.5	R5	A	B0220	2021-11-19	\$352,369	0.963
894779	19217 ZACHARY TAYLOR	2,101	R5	A	B0220	2021-11-30	\$398,725	1.166
862513	13609 JAMES BUCHANAN	1,678	R5	A	B0220	2021-12-01	\$384,375	1.022
896240	13700 BENJAMIN	2,496.5	R5	A	B0220	2021-12-06	\$430,000	1.028
863155	13533 ABRAHAM LINCOLN	2,101	R5	A	B0220	2021-12-08	\$410,000	1.081
881514	13705 FIRST LADY ST, TX	2,305	R5	A	B0220	2021-12-08	\$411,000	1.073
881505	13806 FIRST LADY ST,	2,068	R5	A	B0220	2021-12-10	\$374,990	1.156
585160	12808 WHITE HOUSE ST,	1,422	R5	A	B0220	2021-12-15	\$360,000	0.783
896252	13613 BENJAMIN	2,305	R5	A	B0220	2021-12-15	\$399,000	1.088
881981	13817 GREAT SOCIETY ST,	2,505	R5	A	B0220	2021-12-17	\$419,000	1.091
862558	13913 JAMES GARFIELD ST,	1,678	R5	A	B0220	2021-12-20	\$389,800	1.028
729843	12824 THOMAS JEFFERSON	1,422	R5	A	B0220	2021-12-21	\$305,000	0.975
836325	12416 DWIGHT	1,967	R5	A	B0220	2021-12-23	\$395,000	1.096
730037	13504 RICHARD NIXON ST,	1,870	R5	A	B0220	2021-12-23	\$385,995	0.943
862523	13725 JAMES BUCHANAN	2,730	R5	A	B0220	2021-12-29	\$433,000	1.03

## SALES RATIO STATISTICS

COD	MEDIAN	MEAN	HIGH	LOW
7.36	1.002	1.008	1.236	0.783

Travis Central Appraisal District										May 11, 2022									
PROPERTY ID AND LEGAL DESCRIPTION					OWNER ID, NAME, AND ADDRESS			OWNER ID / %		EXEMPTIONS		TAXING UNITS		VALUES		2021		2022	
<div>91956419125 DUTY ST , TX 78653</div> <div>LOT 1 BLK AF PRESIDENTIAL MEADOWS SEC 11 TYPE: R DBA: GEO ID: 0241751827 PROP USE: MAP ID: 024270 Ref ID1: AS CODE: S20110 MAPSCO: Ref ID2: 02417518270000 MKT AREA: B0220 TIF: SUBTYPE: RES SUB MKT: B S EFF SIZE: LEGAL ACREAGE: APPR VAL METHOD: cost-local</div>					ROCHA ORTIZ GENESIS NEFTALY & ALFONSO ROCHA JR 19125 DUTY ST MANOR TX 78653-2193			1895439 100.00%		HS		<div>03100.00 0A100.00 1H100.00 2J100.00 34100.00 68100.00 72100.00</div>		<div>IMPROVEMENTS211,089439,729 LAND MARKET+25,00025,000 MARKET VALUE=236,089464,729 SPECIAL USE EXCL-00 APPAISED VALUE=236,089464,729 HS CAP LIMIT-00 NET APPRAISED=236,089464,729</div>					
GENERAL					PICTURE					SKETCH									
<div>UTILITIES: GBA: 0 TOPOGRAPHY: NRA: 0 ROAD ACCESS: UNITS: 0 ZONING: RENT: 0</div>																			
TAXING UNIT CD TAXING UNIT NAME PCT																			
03 TRAVIS COUNTY 100.00%																			
0A TRAVIS CENTRAL APP DIST 100.00%																			
1H COTTONWD CREEK MUD NO 1 100.00%																			
2J TRAVIS COUNTY HEALTHCARE DISTRICT 100.00%																			
34 MANOR ISD 100.00%																			
68 AUSTIN COMM COLL DIST 100.00%																			
72 TRAVIS CO ESD NO 12 100.00%																			
DEED HISTORY																			
DATE TYPE BOOK/PG INST # BUYER SELLER																			
2021-01-29 SW null/null 2021105025 ROCHA ORTIZ KB HOME LONE																			

[illegible]

## DOWNWARD FUNCTIONAL ADJUSTMENTS FOR 2022



In an effort to increase accuracy, downward functional adjustments were applied to accounts with atypical square footage as compared to the benchmark square footage for the neighborhood and/or sale sample. Not all residential neighborhoods received downward functional adjustments. These adjustments were warranted in the following neighborhoods for 2022:

C1010	R311C2	X1S6C	B0220	H1030	G0330
C1300	R122C2	X5T7C	B0230	J431C1B	A0952
C3100	R631C2	B0830	B0250	I0380	I0930
A5001	R5001	B0160	B0270	I0510	Q5000WF
G0340	R6001	B0180	B031C	J111C1A	

## APPRECIATION ANALYSIS

Due to rapidly increasing home prices in Travis County, residential sales were adjusted for changes in market conditions to comply with the Texas Property Code Sec. 23.013(c) which reads:

“A sale of a comparable property must be appropriately adjusted for any change in the market value of the comparable property during the period between the date of the sale of the comparable property and the date as of which the market value of the subject property is to be determined.”

The following sales were captured to estimate an appreciation rate for Manor ISD. The properties were identified as resales, not having undergone significant changes. Each sale price was time adjusted to January 1, 2022 before the sales ratio was calculated and analyzed. The analysis indicated a median appreciation rate of 2.76%. The district applied a 2.50% monthly rate.

Pid	Address	Zip Code	1st SaleDate	1st SalePrice	2nd SaleDate	2nd SalePrice	Mths	Total%	Monthly%
910198	16813 Edwin Reinhardt Drive Manor, Texas	78653	Jul-20	\$396,781	Feb-21	\$437,500	7	10.26%	1.47%
760614	2008 Nestlewood Drive Austin, Texas	78754	Jul-20	\$320,000	Feb-21	\$370,000	7	15.63%	2.23%
884028	13721 Sherri Berry Way Manor, Texas	78653	Jun-21	\$330,000	Feb-22	\$390,000	8	18.18%	2.27%
879812	19800 Wt Gallaway Street Manor, Texas	78653	Jul-20	\$221,900	Apr-21	\$321,000	10	44.66%	4.47%
697043	13709 Shady Ridge Ln Manor, Tx	78653	Mar-22	\$292,000	Jan-21	\$372,500	10	27.57%	2.76%
940313	14121 Sage Blossom Drive Manor, Texas	78653	Jan-21	\$328,525	Apr-21	\$399,900	3	21.73%	7.24%
933443	7400 Daves Laneding Drive Austin, Texas	78724	Jul-21	\$403,610	Sep-21	\$490,000	2	21.40%	10.70%
919949	19005 Nathan Scott Way Manor, Texas	78653	Oct-21	\$396,600	Feb-22	\$392,000	4	-1.16%	-0.29%
938672	15000 Bajada Road Manor, Texas	78653	Jan-21	\$255,000	Oct-21	\$375,000	9	47.06%	5.23%
								Median	2.76%

Calculation is as follows:

$$\text{Monthly Trend} = \frac{(\text{Sale Price}_{\text{recent}} - \text{Sale Price}_{\text{older}}) / (\text{Sale Month}_{\text{recent}} - \text{Sale Month}_{\text{older}})}{\text{Sale Price}_{\text{older}}}$$