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Produced by
Harris Central Appraisal District

THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION

2023 APPRAISAL EVIDENCE SUMMARY

ACCOUNT : 093-192-000-0058

ZWICKER PAUL A & SARA WOLFE

Property Location				Building Characteristics				Additional Information					
10027 WICKERSHAM LN HOUSTON TX 77042 LT 58 BLK 2 BRIARGROVE PARK SEC 1 MKT Area : 100 NBHD Grp : 1117 NBHD : 7947.00				HOUSTON ISD (1A) Facet : 4956D Key Map@ : 489V				New Owner Date 1/14/2022 Exemptions Residential Homestead Acreage 0.1840 AC Land Area 8,015 SF Land / SF \$44.96 Tiebacks Exist No Undivided Interest Account No Evidence Requested (as of 5/9/2023) No					
Recent Sales Information *													
<u>Date Of Sale</u>	<u>Sale Price</u>	<u>Src</u>	<u>Valid</u>			<u>Conf</u>							
1/24/2022	\$680,000	G	CA - Imps: Addtn, Remodel, Use change			Y							
				Extra Features				Noticed Value Detail					
				<u>#</u> <u>Description</u>				<u>Units</u>		Primary Valuation Method : CAMA			
				1 Frame Detached Garage				1		Total Improvement Value \$355,480			
				2 Solar Photovoltaic Panel				1		Land Value \$360,338			
										Market Value \$715,818			
										Appraised Value \$715,818			
								New Construction Value \$0					
								Equity Analysis					
								Subject Value At Median : \$715,600					

Picture Taken 11/22/2022

Picture Taken 11/22/2022

Improved Sales Transactions*

#	Sale Date	Grade	Living Area	Address	Year Built	Cost and Design	Src	Vld	Sale Price	Time Adj Sale Price	Final Adj Sale Price
1	11/15/2022	B	2,073	10010 MEADOW LAKE LN	1963	Extensive	V	X	\$645,000	\$649,128	\$695,248
2	11/4/2022	B	2,107	10030 OLYMPIA DR	1970	Extensive	V	X	\$645,000	\$653,256	\$659,757
3	5/25/2022	B	2,368	2203 BRIARPARK DR	1961	Total	V	X	\$624,000	\$651,955	\$649,977
4	5/11/2022	B	2,101	10027 ELLA LEE LN	1963	Extensive	V	X	\$631,000	\$663,307	\$728,578
5	3/16/2022	B	2,735	10002 INWOOD DR	1963	Total	V	X	\$849,900	\$898,854	\$811,180

* The list above contains information that is confidential under Sec. 552.149, Government Code. Neither the property owner nor an owner's agent may disclose this information to third parties. The information may not be used for any purpose except as evidence or argument at the hearing on the protest for which the information was provided.

* The Harris Central Appraisal District plans to introduce information available through Google Maps and Google Earth, including but not limited to; maps, satellite imagery, street level photography, geographical and topographical detail, and webcam images. These items may be accessed on the internet or in our information center at <http://maps.google.com/maps>.



HARRIS CENTRAL APPRAISAL DISTRICT 2023 PROPERTY DESCRIPTION

093-192-000-0058

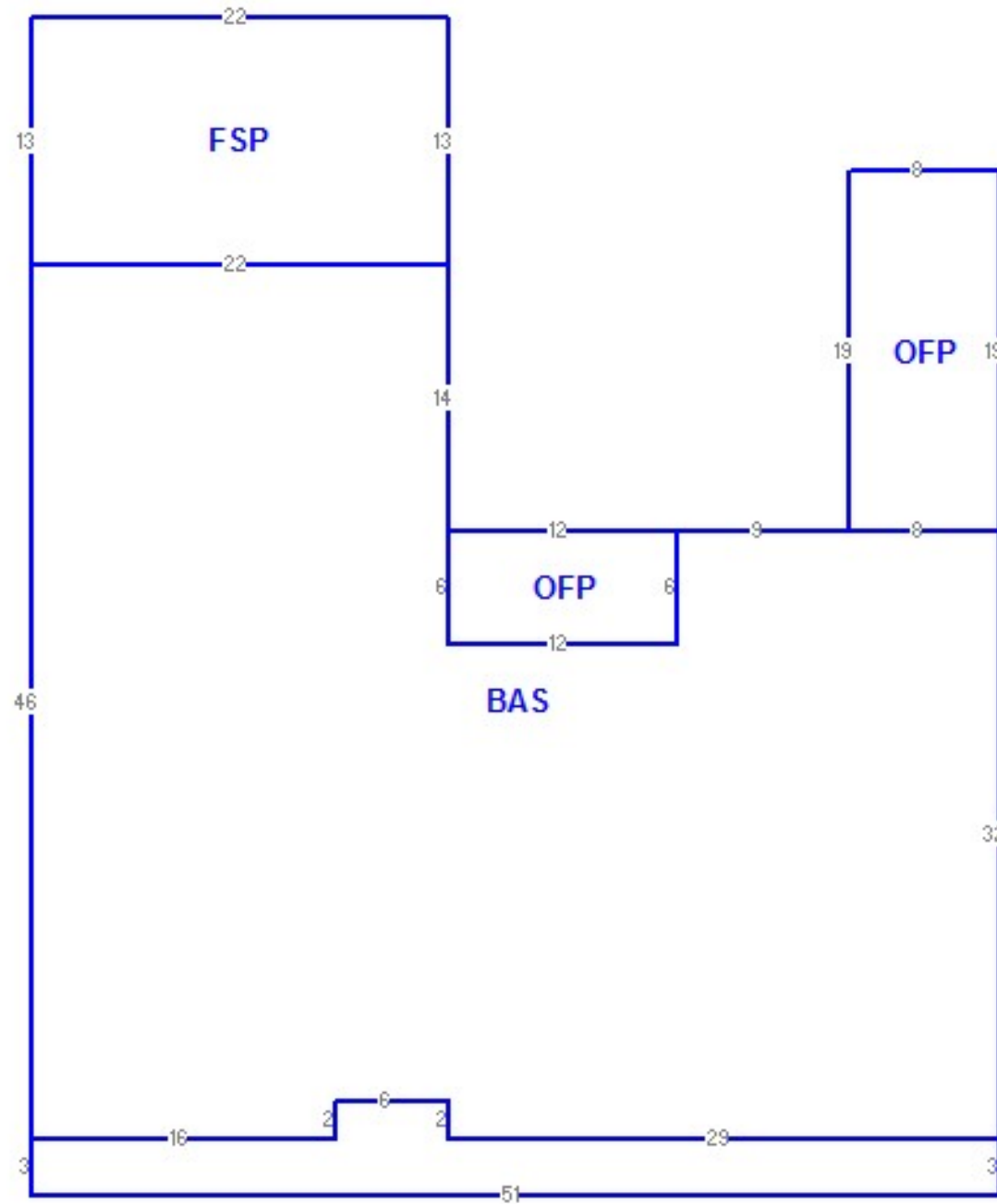
OWNERSHIP		GENERAL CHARACTERISTICS										VALUE SUMMARY				
ZWICKER PAUL A & SARA WOLFE 10027 WICKERSHAM LN HOUSTON TX 77042-3105		Situs :	10027 WICKERSHAM LN HOUSTON TX 77042					State Class :	A1 -- Real, Residential, Single-Family						2023	
		Legal :	LT 58 BLK 2 BRIARGROVE PARK SEC 1					Land Use :	1001 -- Residential Improved						Market	Appraised
		ISD :	HOUSTON ISD (1A)					Land Area :	8,015 SF / 0.1840 Acres					Land	\$360,338	
		MKT Area :	100					Total Living Area :	2,142 SF					Improvements	\$333,243	
		Nbhd Grp :	1117					Facet :	4956D					Extra Features	\$22,237	
		Nbhd :	7947 -- BRIARGROVE PARK 1 & 4					Key Map® :	489V					Ag/Timber/Spc	\$0	
								Jurisdictions :	001 040 048 061					Total	\$715,818	\$715,818
							Inspection Date :	12/2/2022					CHANGE IN CHARACTERISTICS			
PROPERTY CHARACTERISTICS		BUILDING PERMIT HISTORY (2022 - 2023)			SALES HISTORY (2018 - 2023)											
Parcel Type	Residential Neighborhood	Year	Permit Description			Date Of Sale	Clerk ID	Sale Price	Adj. Sales Price	Src	Vld	Conf	Notes			
Fronting	Residential	2023	80 -- Residential Appraiser			1/24/2022		\$680,000	\$727,872	G	CA	Y	SOLAR PANELS ADDED AFTER SALE			
Airport	Not Applicable	2022	11 -- Additions or Remodeling			6/28/2021		\$392,500	\$392,500	V	CA	Y	TTL RMDL AFTER SALE			
Floodplain	Not Applicable															
Floodway	Not Applicable															
Special Characteristics	Not Applicable															
Special Access	Not Applicable															
LAND LINES																
Market Value Land																
LINE	CODE	DESCRIPTION	SIZE UNITS	UNIT TYPE	SITE CODE	SIZE FACTOR	SITE FACTOR	LOC. FACTOR	LOC. RANK	LOC. TABLE	INLF. FACTOR	INFLUENCE REASON	TOTAL ADJ	UNIT PRICE	ADJ UNIT PRICE	ADJ VALUE
1	1001	Res Improved Table Value	8,000	SF	SF1	1.00	1.00	0.00	0.00	1.00	1.00		1.00	\$45.00	\$45.00	\$360,000
2	1001	Res Improved Table Value	15	SF	SF3	1.00	1.00	0.00	0.00	0.50	1.00		0.50	\$45.00	\$22.50	\$338
IMPROVEMENTS																
BLDG	YEAR BUILT				STYLE	AREA	STRUCTURAL ELEMENTS									
	ACTUAL	EFFECTIVE	REMODEL	% CMP		LIVING	ELEMENTS						FIXTURES			
1	1963	1963	2021	100%	Residential 1 Family	2,142	Cond / Desir / Util	Very Good					Room: Total	7		
	BUILDING NOTES 12/02/2022 NC: CORR SKETCH - 2150 SQFT PER LISTING. 11/22/22 NC - P/U SOLAR PANELS 24 UNITS 3/8/22 NC - PICKED UP NEW 220 SF FSP ON BACK OF DWG ADDED 2021. PER LISTING INFO, DWG IS A TOTAL RMDL 2021. NEW ELECTRICAL, PLUMBING, MECHANICAL, KIT/BATH CABINETS, C-TOPS, BACKSPLASH, SINK, FIXTURES, LIGHTING, APPLIANCES, FLOORS, WINDOWS, DOOR, ROOF. ADDED 1 FULL BATH AND 2 EXTRA FIXTURES, PER LISTING INFO. CHANGED CDU FROM AVERAGE TO VERY GOOD.						Foundation Type	Slab					Room: Rec	1		
							Grade Adjustment	B					Room: Half Bath	1		
							Heating / AC	Central Heat/AC					Room: Full Bath	2		
							Physical Condition	Very Good					Room: Bedroom	3		
							Exterior Wall	Frame / Concrete Blk					Fireplace: Masonry Firebrick	1		
Exterior Wall	Brick / Veneer															
Cost and Design	Total															
EXTRA FEATURES																
LINE	DESCRIPTION	GRADE	COND CODE	BLDG	LENGTH	WIDTH	UNITS	UNIT PRICE	ADJ UNIT PRICE	% COMP	ACT YEAR	EFF YEAR	% COND	DEPR VALUE	NOTES	
1	Frame Detached Garage	4	A		20	22	440.00	\$22.81	\$27.14	100%	1963	1963	40%	\$4,777		
2	Solar Photovoltaic Panel	4	A	1	0	0	24.00	\$750.00	\$750.00	100%	2022	2022	97%	\$17,460		

Building sketches are included when available and are limited to the first 5 buildings.



HARRIS CENTRAL APPRAISAL DISTRICT 2023 PROPERTY DESCRIPTION BUILDING 1 SKETCH

093-192-000-0058



See sketch legend on page following all building sketches.



HARRIS CENTRAL APPRAISAL DISTRICT
2023 PROPERTY DESCRIPTION
ADDITIONAL NOTES AND SKETCH LEGEND

093-192-000-0058

PARCEL NOTES			LAND LINE NOTES		
There are no parcel notes for this property.			There are no land line notes for this property.		
ADDITIONAL BUILDING NOTES			ADDITIONAL PROPERTY CHARACTERISTICS		
<u>Bldg Note</u> 1 12/02/2022 NC: CORR SKETCH - 2150 SQFT PER LISTING. 11/22/22 NC - P/U SOLAR PANELS 24 UNITS 3/8/22 NC - PICKED UP NEW 220 SF FSP ON BACK OF DWG ADDED 2021. PER LISTING INFO, DWG IS A TOTAL RMDL 2021. NEW ELECTRICAL, PLUMBING, MECHANICAL, KIT/BATH CABINETS, C-TOPS, BACKSPLASH, SINK, FIXTURES, LIGHTING, APPLIANCES, FLOORS, WINDOWS, DOOR, ROOF. ADDED 1 FULL BATH AND 2 EXTRA FIXTURES, PER LISTING INFO. CHANGED CDU FROM AVERAGE TO VERY GOOD.			None		
ADDITIONAL SALE NOTES					
<u>Line</u>	<u>Date of Sale</u>	<u>Notes</u>			
1	1/24/2022	SOLAR PANELS ADDED AFTER SALE			
2	6/28/2021	TTL RMDL AFTER SALE			
PRIOR YEAR HEARING REVIEW NOTES					
N/A					
BUILDING SKETCH LEGEND					
<u>Building</u>	<u>Code</u>	<u>Description</u>			
1	BAS	BASE AREA PRI			
1	FSP	ONE STORY FRAME PRI			
1	OFP	OPEN FRAME PORCH PRI			
DEPRECIATION ADJUSTMENT					
There are no depreciation adjustments for this property.					

HARRIS CENTRAL APPRAISAL DISTRICT
2023 EQUITY ANALYSIS
RESIDENTIAL SINGLE FAMILY

PRINT DATE : 5/9/2023
HOUSTON ISD (1A)
MARKET AREA : 100

Subject	Comparable #1	Comparable #2	Comparable #3	Comparable #4	Comparable #5	
Account	093-192-000-0058	093-198-000-0216	093-193-000-0073	093-198-000-0232	093-198-000-0235	093-198-000-0238
Property Address	10027 WICKERSHAM LN	2203 BRIARPARK DR	10034 WICKERSHAM LN	10046 MEADOW LAKE LN	10055 OLYMPIA DR	10043 OLYMPIA DR
Nbhd / Nbhd Group	7947.00 / 1117	7947.00 / 1117	7947.00 / 1117	7947.00 / 1117	7947.00 / 1117	7947.00 / 1117
Distance From Subject (MI)	NA	0.25	0.04	0.32	0.35	0.34
State Class / Property Use	A1 / A1	A1 / A1	A1 / A1	A1 / A1	A1 / A1	A1 / A1
Number of Buildings	1	1	1	1	1	1
Building 1 Characteristics						
Selection Step	NA	2 of 94	1 of 94	2 of 94	2 of 94	7 of 94
Living Area (SF)	2,142	2,368	2,213	2,265	2,012	2,131
Story Height	1	1	1	1	1	1
Year Built / Remodeled	1963 / 2021	1961 / 2004	1963 / 2021	1961 / 2015	1965 / 2007	1969 / 2018
Cost and Design	Total	Total	Total	Total	Total	Total
Grade	B	B	B	B	B	B
CDU / Percent Good	Very Good / 63%	Good / 54%	Very Good / 63%	Very Good / 62%	Very Good / 64%	Excellent / 70%
Total Rooms / Bedrooms	7 / 3	8 / 4	7 / 3	8 / 4	7 / 3	7 / 3
Full / Half Baths	2 / 1	2 / 0	2 / 0	2 / 0	2 / 0	2 / 0
Exterior Wall / Percent	Frame / Concrete Blk / 50%	Brick / Veneer / 100%	Frame / Concrete Blk / 50%	Brick / Veneer / 100%	Frame / Concrete Blk / 50%	Frame / Concrete Blk / 50%
Heating / Cooling	Central Heat/AC	Central Heat/AC	Central Heat/AC	Central Heat/AC	Central Heat/AC	Central Heat/AC
Foundation Defect	No Known	No Known	No Known	No Known	No Known	No Known
Extra Features Information						
Extra Features	G E	P	None	G	None	G P
Land Information						
Land Use Code	1001	1001	1001	1001	1001	1001
Land Size (SF)	8,015	9,375	7,881	8,721	8,400	8,330
Noticed Land Value	\$360,338	\$390,938	\$354,645	\$376,223	\$369,000	\$367,425
Adjustments						
Noticed Market Value	\$715,818	\$714,140	\$705,486	\$728,883	\$707,504	\$737,634
Land Adjustment		(\$30,600)	\$5,693	(\$15,885)	(\$8,662)	(\$7,087)
Building Adjustment		\$10,302	(\$19,963)	(\$14,901)	(\$5,219)	(\$26,351)
Extra Features Adjustment		\$18,320	\$22,237	\$17,460	\$22,237	\$13,229
Other Imps Adjustment		\$0	\$0	\$0	\$0	\$0
Gross Adj Imps / Net Adj Incl Land		\$125,996 / (\$1,978)	\$53,538 / \$7,967	\$65,313 / (\$13,326)	\$79,662 / \$8,356	\$56,186 / (\$20,209)
Gross Adj PSF / Net Adj PSF		\$58.82 / (\$0.92)	\$24.99 / \$3.72	\$30.49 / (\$6.22)	\$37.19 / \$3.90	\$26.23 / (\$9.43)
Adjusted Market Value		\$712,162	\$713,453	\$715,557	\$715,860	\$717,425
Adjusted Market Value PSF		\$332.48	\$333.08	\$334.06	\$334.20	\$334.93
Equity Information						
Median Adjusted Market Value PSF : \$334.06				Extra Feature Codes :		
Subject's Living Area : 2,142				G: Garage		
Subject's Market Value at Median : \$715,600				P: Pool		
				F: Foundation Issue		
				C: Carport		
				K: Outdoor Kitchen		
				S: Shed		
				E: Solar Panel		
				O: Other		
Comparable properties are ordered from lowest to highest Adjusted Market Value PSF. Adjusted Market Values PSF for comparable properties are calculated based on subject's living area Only noticed accounts are available to be selected as comparables for the Comparable Sales Report and Equity Analysis.						



THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION
HARRIS CENTRAL APPRAISAL DISTRICT
2023 COMPARABLE SALES REPORT : RESIDENTIAL SINGLE FAMILY

PRINT DATE : 5/9/2023
HOUSTON ISD (1A)
MARKET AREA : 100

Subject	Comparable Sale #1	Comparable Sale #2	Comparable Sale #3	Comparable Sale #4	Comparable Sale #5	
Account	093-192-000-0058	093-198-000-0223	093-199-000-0274	093-198-000-0216	093-194-000-0110	093-202-000-0340
Property Address	10027 WICKERSHAM LN	10010 MEADOW LAKE LN	10030 OLYMPIA DR	2203 BRIARPARK DR	10027 ELLA LEE LN	10002 INWOOD DR
Nbhd / Nbhd Group	7947.00 / 1117	7947.00 / 1117	7947.00 / 1117	7947.00 / 1117	7947.00 / 1117	7947.00 / 1117
Distance From Subject (MI)	NA	0.31	0.37	0.25	0.11	0.54
State Class / Property Use	A1 / A1	A1 / A1	A1 / A1	A1 / A1	A1 / A1	A1 / A1
Number of Buildings	1	1	1	1	1	1
Building 1 Characteristics						
Living Area (SF)	2,142	2,073	2,107	2,368	2,101	2,735
Story Height	1	1	1	1	1	1
Year Built / Remodeled	1963 / 2021	1963 / 2022	1970 / 2017	1961 / 2004	1963 / 2019	1963 / 2018
Cost and Design	Total	Extensive	Extensive	Total	Extensive	Total
Grade	B	B	B	B	B	B
CDU / Percent Good	Very Good / 63%	Very Good / 63%	Very Good / 66%	Good / 54%	Very Good / 63%	Very Good / 63%
Total Rooms / Bedrooms	7 / 3	7 / 4	6 / 3	8 / 4	7 / 3	8 / 5
Full / Half Baths	2 / 1	2 / 1	2 / 1	2 / 0	2 / 0	3 / 0
Exterior Wall / Percent	Frame / Concrete Blk / 50%	Frame / Concrete Blk / 50%	Brick / Veneer / 100%	Brick / Veneer / 100%	Brick / Veneer / 100%	Brick / Veneer / 100%
Heating / Cooling	Central Heat/AC	Central Heat/AC	Central Heat/AC	Central Heat/AC	Central Heat/AC	Central Heat/AC
Foundation Defect	No Known	No Known	No Known	No Known	No Known	No Known
Extra Features Information						
Extra Features	G E	G	S	P	G	G P
Land Information						
Land Use Code	1001	1001	1001	1001	1001	1001
Land Size (SF)	8,015	8,845	8,816	9,375	7,910	9,608
Noticed Land Value	\$360,338	\$379,013	\$378,360	\$390,938	\$355,950	\$396,180
Sale Information						
Sale Date		11/15/2022	11/4/2022	5/25/2022	5/11/2022	3/16/2022
Sale Source		Vendor	Vendor	Vendor	Vendor	Vendor
Sale Validity		Traditional	Traditional	Traditional	Traditional	Traditional
Sale Price		\$645,000	\$645,000	\$624,000	\$631,000	\$849,900
Time Adjusted Sale Price		\$649,128	\$653,256	\$651,955	\$663,307	\$898,854
Gross Adj Imps / Net Adj Incl Land		\$73,553 / \$46,120	\$120,529 / \$6,501	\$125,996 / (\$1,978)	\$83,853 / \$65,271	\$145,638 / (\$87,674)
Final Adjusted Sale Price		\$695,248	\$659,757	\$649,977	\$728,578	\$811,180
Comparable sales are ordered by sale date. Only noticed accounts are available to be selected as comparables for the Comparable Sales Report and Equity Analysis. Subject Noticed Market Value : \$715,818				Extra Feature Codes : G: Garage P: Pool F: Foundation Issue C: Carport K: Outdoor Kitchen S: Shed E: Solar Panel O: Other		

This evidence was created on 5/8/2023.

The list above contains information that is confidential under Sec. 552.149, Government Code. Neither the property owner nor a fiduciary agent may disclose this information to third parties. The information may not be used for any purpose except as evidence or argument at the hearing on the protest for which the information was provided.



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT # PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S 093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
1 093-198-000-0230 10038 MEADOW LAKE LN	A1 A1	1/30/2023	S	L	U	\$875,000	8,439 \$369,878	1961	2022	1	B	Excellent	93 2		3,363	P	\$3,998 N
		Time Adj Sale Price	\$875,000			Pct Adj 0.0000	Notes : LISTING FOR \$875K										
2 103-494-000-1213 10210 BURGOYNE RD	A1 A1	12/30/2022	V	X	Q	\$490,500	8,810 \$378,225	1973		1	B	Good			2,736		Y
		Time Adj Sale Price	\$490,500			Pct Adj 0.0000											
3 093-198-000-0249 1915 BRIARPARK DR	A1 A1	12/15/2022	V	X	U	\$500,000	18,870 \$543,431*	1973		1	B	Fair			2,667	G	\$3,699 Y
		Time Adj Sale Price	\$500,000			Pct Adj 0.0000	Notes : MARKETING AS REBUILD OR RMDL; DOM 64 ORG LIST PRICE \$774,000. MOTIVATED??										
4 093-198-000-0240 10035 OLYMPIA DR	A1 A1	12/12/2022 11/16/2021	V Q	X V	Q Q	\$506,500 \$536,900	8,636 \$374,310	1972		1	B	Good			2,034		Y Y
		Time Adj Sale Price	\$509,742			Pct Adj 0.6400											
5 093-193-000-0068 10014 WICKERSHAM LN	A1 A1	12/2/2022 10/28/2021	S V	L CA	U U	\$699,000 \$425,000	7,936 \$357,120	1963	2021	1	B	Very Good	93 2		3,226		N Y
		Time Adj Sale Price	\$425,000			Pct Adj 0.0000	Notes : PRICED TO SELL PER LISTING.										
6 103-491-000-1291 10114 OLYMPIA DR	A1 A1	12/2/2022	V	X	Q	\$786,000	9,403 \$391,568	1971	2016	1	B	Good	92 1.75		2,734		Y
		Time Adj Sale Price	\$791,030			Pct Adj 0.6400											



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93	2	2,142	G E	\$4,777 \$17,460
7	093-191-000-0009 10035 LOCKE LN	A1 A1	11/29/2022	V	X	Q	\$380,000	9,600 \$316,800*	1971		1	B	Fair			1,891		Y
			Time Adj Sale Price				\$382,432									Pct Adj	0.6400	
8	093-198-000-0223 (Comp Sale) 10010 MEADOW LAKE LN	A1 A1	11/15/2022 12/30/2021	V	X CA	Q U	\$645,000 \$440,000	8,845 \$379,013	1963	2022	1	B	Very Good	92	1.75	2,073	G	\$4,777 Y
			Time Adj Sale Price				\$649,128									Pct Adj	0.6400	
9	093-199-000-0274 (Comp Sale) 10030 OLYMPIA DR	A1 A1	11/4/2022	V	X	Q	\$645,000	8,816 \$378,360	1970	2017	1	B	Very Good	92	1.75	2,107	S	\$840 Y
			Time Adj Sale Price				\$653,256									Pct Adj	1.2800	
10	093-195-000-0137 10023 PIPING ROCK LN	A1 A1	10/19/2022 8/2/2021	V	X CA	Q U	\$712,500 \$372,050	8,094 \$362,115	1974	2021	1	B	Very Good	92	1.75	2,056	P F	\$3,623 (\$8,168) Y
			Time Adj Sale Price				\$721,620									Pct Adj	1.2800	
11	103-489-000-1263 10103 INWOOD DR	A1 A1	10/19/2022	V	X	Q	\$740,000	9,157 \$386,033	1973	2009	1	B	Very Good	92	1.75	2,565		Y
			Time Adj Sale Price				\$749,472									Pct Adj	1.2800	
12	093-198-000-0245 10015 OLYMPIA DR	A1 A1	10/14/2022	V	X	Q	\$875,000	8,260 \$365,850	1964	2009	1	B	Very Good	93	2	3,050	G	\$4,911 Y
			Time Adj Sale Price				\$891,800									Pct Adj	1.9200	



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S 093-192-000-0058	10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
13 093-204-000-0404	10018 BRIAR FOREST DR	A1 A1	9/30/2022	V	CA	U	\$399,500	9,778 \$240,003*	1973	2022	1	B	Very Good	92 1.75		2,596	G	\$5,078 Y
			Time Adj Sale Price		\$407,170		Pct Adj 1.9200		Notes : RMDL AFTER SALE									
14 093-193-000-0072	10030 WICKERSHAM LN	A1 A1	9/22/2022	V	X	Q	\$596,500	7,881 \$354,645	1965	2000	1	B	Good	91 1.5		2,029	G	\$4,911 Y
			Time Adj Sale Price		\$607,953		Pct Adj 1.9200											
15 103-494-000-1245	10226 ELLA LEE LN	A1 A1	9/14/2022	V	X	Q	\$484,000	9,800 \$400,500	1974		1.5	B	Average			2,604		Y
			Time Adj Sale Price		\$496,390		Pct Adj 2.5600											
16 103-487-000-1142	10206 INWOOD DR	A1 A1	8/22/2022	V	X	Q	\$755,000	9,225 \$387,563	1973	2011	1	B	Very Good	92 1.75		2,426	P	\$4,424 Y
			Time Adj Sale Price		\$774,328		Pct Adj 2.5600											
17 103-490-000-1280	10118 CHEVY CHASE DR	A1 A1	8/16/2022	V	X	Q	\$685,500	9,403 \$391,568	1973	2018	1	B	Very Good	91 1.5		2,428	P	\$4,434 Y
			Time Adj Sale Price		\$703,049		Pct Adj 2.5600											
18 093-200-000-0311	10019 DEL MONTE DR	A1 A1	7/29/2022	V	X	Q	\$615,000	9,150 \$385,875	1964	2018	1	B	Very Good	92 1.75		2,046	G	\$4,932 Y
			Time Adj Sale Price		\$634,680		Pct Adj 3.2000											



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	N F	
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93	2	2,142	G E	\$4,777 \$17,460	
19	103-487-000-1136 10219 BRIAR ROSE DR	A1 A1	7/25/2022	V	X	Q	\$767,000	8,190 \$364,275	1973	2014	1	B	Very Good	92	1.75	2,593		Y	
			Time Adj Sale Price			\$791,544	Pct Adj	3.2000											
20	093-200-000-0294 10010 CHEVY CHASE DR	A1 A1	7/19/2022	V	X	Q	\$1,434,425	9,882 \$402,345	2017		2	A-	Average	94	2	4,111	G P K	\$11,332 \$20,804 \$6,175	Y
			Time Adj Sale Price			\$1,480,327	Pct Adj	3.2000											
21	103-490-000-1281 10122 CHEVY CHASE DR	A1 A1	7/11/2022	Q	V	Q	\$550,000	9,376 \$390,960	1973	1995	1	B	Good	91	1.5	2,359	G	\$3,847	N
			Time Adj Sale Price			\$571,120	Pct Adj	3.8400	Notes : CASH SALE										
22	103-494-000-1202 10222 MEADOW LAKE LN	A1 A1	6/30/2022	V	X	Q	\$745,000	11,000 \$427,500	1974	1992	1	B	Average	92	1.75	2,757			Y
			Time Adj Sale Price			\$773,608	Pct Adj	3.8400											
23	093-191-000-0001 10003 LOCKE LN	A1 A1	6/15/2022	V	CA	U	\$360,000	10,000 \$303,750*	1974	2022	1	B	Average	91	1.5	1,861	G	\$4,932	Y
			Time Adj Sale Price			\$373,824	Pct Adj	3.8400	Notes : PT RMDL AFTER SALE										
24	093-193-000-0077 10050 WICKERSHAM LN	A1 A1	6/14/2022	V	X	Q	\$563,000	8,775 \$377,438	1963	2022	1	B	Good	92	1.75	1,861	G F	\$7,173 (\$7,192)	Y Y
			Time Adj Sale Price			\$588,222	Pct Adj	4.4800	FOUNDATION REPAIRED										



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S 093-192-000-0058	10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93	2	2,142	G E	\$4,777 \$17,460
25 093-199-000-0271	10018 OLYMPIA DR	A1 A1	6/8/2022	V	X	Q	\$724,350	9,720 \$398,700	1970	1995	1	B	Good	91	1.5	2,377		Y
			Time Adj Sale Price				\$756,801					Pct Adj	4.4800					
26 093-198-000-0216	(Comp Sale) 2203 BRIARPARK DR	A1 A1	5/25/2022	V	X	Q	\$624,000	9,375 \$390,938	1961	2004	1	B	Good	93	2	2,368	P	\$3,917 Y
			Time Adj Sale Price				\$651,955					Pct Adj	4.4800					
27 093-192-000-0054	10043 WICKERSHAM LN	A1 A1	5/18/2022	V	X	Q	\$505,000	8,651 \$374,648	1963	2012	1	B	Very Good	91	1.5	1,888	G F	\$4,777 Y (\$7,552)
			Time Adj Sale Price				\$527,624					Pct Adj	4.4800					
28 093-191-000-0024	2410 BRIARBROOK DR	A1 A1	5/16/2022	V	X	Q	\$720,000	8,906 \$380,385	1967	2015	1	B	Very Good	92	1.75	2,462	F	(\$7,240) Y
			Time Adj Sale Price				\$752,256					Pct Adj	4.4800					
29 093-194-000-0110	(Comp Sale) 10027 ELLA LEE LN	A1 A1	5/11/2022	V	X	Q	\$631,000	7,910 \$355,950	1963	2019	1	B	Very Good	92	1.75	2,101	G	\$4,788 Y
			Time Adj Sale Price				\$663,307					Pct Adj	5.1200					
30 093-201-000-0326	10042 DEL MONTE DR	A1 A1	5/6/2022	V	X	Q	\$650,000	9,120 \$385,200	1964	1997	1	B	Average	91	1.5	2,242	G	\$4,932 Y
			Time Adj Sale Price				\$683,280					Pct Adj	5.1200					



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
31	093-194-000-0096 10022 OVERBROOK LN	A1 A1	5/4/2022 8/18/2020	V V	X X	Q Q	\$620,000 \$487,000	8,192 \$364,320	1963	2019	1	B	Good	91 1.5		2,146	G P	\$4,932 \$5,484 Y
			Time Adj Sale Price		\$651,744		Pct Adj		5.1200									
32	093-194-000-0095 10018 OVERBROOK LN	A1 A1	4/13/2022	V	X	Q	\$537,500	7,991 \$359,595	1969	1999	1	B	Good	92 1.75		1,916	G	\$4,777 Y
			Time Adj Sale Price		\$568,460		Pct Adj		5.7600									
33	103-483-000-0381 10122 BRIAR ROSE DR	A1 A1	4/8/2022	V	X	Q	\$651,000	9,345 \$390,263	1973	2014	1	B	Good	91 1.5		2,396	G	\$5,396 Y
			Time Adj Sale Price		\$688,498		Pct Adj		5.7600									
34	093-202-000-0363 10003 BRIAR ROSE DR	A1 A1	3/22/2022	V	CA	U	\$490,000	9,120 \$385,200	1967	2022	1	B	Very Good	92 1.75		2,262	P	\$5,161 Y
			Time Adj Sale Price		\$518,224		Pct Adj		5.7600		Notes : RMDL AFTER SALE							
35	103-487-000-1163 10223 DEL MONTE DR	A1 A1	3/17/2022	V	X	Q	\$915,000	9,100 \$384,750	1973	2020	1	B	Very Good	92 1.75		2,543	G P K	\$104,077 \$3,917 \$4,750 Y
			Time Adj Sale Price		\$967,704		Pct Adj		5.7600									
36	093-202-000-0340 (Comp Sale) 10002 INWOOD DR	A1 A1	3/16/2022	V	X	Q	\$849,900	9,608 \$396,180	1963	2018	1	B	Very Good	93 2		2,735	G P	\$5,078 \$5,353 Y
			Time Adj Sale Price		\$898,854		Pct Adj		5.7600									



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
37	093-204-000-0403 10014 BRIAR FOREST DR	A1 A1	3/7/2022	V	X	Q	\$522,500	9,516 \$236,466*	1970	2011	1	B	Very Good	92 1.75		2,404	G	\$5,396 Y
			Time Adj Sale Price		\$555,940		Pct Adj		6.4000									
38	103-487-000-1151 10215 INWOOD DR	A1 A1	2/23/2022	V	X	Q	\$750,000	8,654 \$374,715	1973	2021	1.5	B	Very Good	92 1.75		2,696	G P	\$5,263 Y \$6,636
			Time Adj Sale Price		\$798,000		Pct Adj		6.4000									
39	093-197-000-0175 10026 BURGOYNE RD	A1 A1	2/22/2022	V	X	Q	\$515,000	8,190 \$364,275	1961		1	B	Good			1,978		Y
			Time Adj Sale Price		\$547,960		Pct Adj		6.4000									
40	103-491-000-1293 10122 OLYMPIA DR	A1 A1	2/9/2022	V	X	Q	\$410,000	8,898 \$380,205	1971		1	B	Good			1,605		Y
			Time Adj Sale Price		\$438,864		Pct Adj		7.0400									
41	103-486-000-1114 10206 BRIAR FOREST DR	A1 A1	2/4/2022	V	X	Q	\$430,000	11,054 \$257,229*	1973		1	B	Fair		CRACKED SLAB	2,226	F	(\$22,260) Y
			Time Adj Sale Price		\$460,272		Pct Adj		7.0400									
42	103-487-000-1178 10219 CHEVY CHASE DR	A1 A1	1/27/2022	V	X	Q	\$655,000	8,436 \$369,810	1973	2016	1	B	Very Good	92 1.75		2,765	G	\$4,932 Y
			Time Adj Sale Price		\$701,112		Pct Adj		7.0400									



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F	
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460	
43	093-192-000-0058 10027 WICKERSHAM LN	A1 A1	1/24/2022 6/28/2021	G V	CA CA	U U	\$680,000 \$392,500	8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460	Y Y
			Time Adj Sale Price		\$727,872		Pct Adj	7.0400		Notes : SOLAR PANELS ADDED AFTER SALE									
44	093-193-000-0079 10047 OVERBROOK LN	A1 A1	1/13/2022	Q	V	Q	\$533,500	8,783 \$377,618	1963		1	B	Good			2,194	G S	\$4,932 \$1,540	Y
			Time Adj Sale Price		\$574,473		Pct Adj	7.6800		Notes : CASH SALE									
45	103-491-000-1290 10110 OLYMPIA DR	A1 A1	1/10/2022	V	X	Q	\$711,800	9,421 \$391,973	1971	2014	1	B	Very Good	92 1.75		2,492	G	\$4,777	Y
			Time Adj Sale Price		\$766,466		Pct Adj	7.6800											
46	093-193-000-0090 10003 OVERBROOK LN	A1 A1	12/31/2021	V	X	Q	\$514,000	8,250 \$365,625	1963	2008	1	B	Good	92 1.75		1,792	P O	\$4,942 \$1,580	Y
			Time Adj Sale Price		\$514,000		Pct Adj	0.0000											
47	093-193-000-0073 10034 WICKERSHAM LN	A1 A1	12/22/2021 11/9/2020	V V	X CA	Q U	\$590,000 \$365,000	7,881 \$354,645	1963	2021	1	B	Very Good	93 2		2,213			Y Y
			Time Adj Sale Price		\$590,000		Pct Adj	0.0000											
48	103-487-000-1150 10219 INWOOD DR	A1 A1	12/15/2021	V	X	Q	\$675,000	7,424 \$354,125	1973	2020	2	B	Very Good	92 1.75		2,627	P	\$4,113	Y
			Time Adj Sale Price		\$675,000		Pct Adj	0.0000											



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93	2	2,142	G E	\$4,777 \$17,460
49	103-487-000-1179 10215 CHEVY CHASE DR	A1 A1	12/6/2021	V	CA	U	\$536,000	8,433 \$369,743	1973	2022	1	B	Very Good	93	2	2,620	P F K	\$4,044 (\$7,560) \$270
			Time Adj Sale Price		\$536,000		Pct Adj 0.0000		Notes : TOTAL REMODEL & ADDITION AFTER SALE									
50	103-494-000-1207 10215 MEADOW LAKE LN	A1 A1	12/1/2021	V	X	Q	\$700,000	8,610 \$373,725	1972	2019	1	B	Very Good	92	1.75	2,862	G P O	\$5,068 \$3,012 \$1,580
			Time Adj Sale Price		\$700,000		Pct Adj 0.0000											
51	103-487-000-1162 10227 DEL MONTE DR	A1 A1	11/24/2021	V	X	Q	\$670,000	13,500 \$483,750	1972		1	B	Good			2,409	G	\$5,078
			Time Adj Sale Price		\$670,000		Pct Adj 0.0000											
52	093-198-000-0252 1903 BRIARPARK DR	A1 A1	11/22/2021	C	X	Q	\$950,000	9,375	2021		2	A+	Average	94	2	4,826	G	\$53,593
			5/21/2020	Q	CD	Q	\$380,000	\$390,938										N
			Time Adj Sale Price		\$950,000		Pct Adj 0.0000											
53	093-198-000-0238 10043 OLYMPIA DR	A1 A1	10/28/2021	Q	V	Q	\$575,000	8,330 \$367,425	1969	2018	1	B	Excellent	93	2	2,131	G P	\$3,847 \$5,161
			Time Adj Sale Price		\$575,000		Pct Adj 0.0000		Notes : CASH SALE									
54	093-199-000-0276 10038 OLYMPIA DR	A1 A1	10/12/2021	V	X	Q	\$632,000	8,925 \$380,813	1970	1999	1	B	Excellent	92	1.75	2,449	G P	\$5,068 \$5,161
			Time Adj Sale Price		\$632,000		Pct Adj 0.0000											



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F				
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93	2	2,142	G E	\$4,777 \$17,460				
55	093-198-000-0212 2303 BRIARPARK DR	A1 A1	10/4/2021	Q	V	Q	\$565,000	9,000 \$382,500	1967	1997	1	B	Very Good	92	1.75	2,123	G	\$5,068 Y				
			Time Adj Sale Price		\$565,000		Pct Adj		0.0000													
56	103-494-000-1210 10203 MEADOW LAKE LN	A1 A1	9/9/2021 5/14/2021	V V	L CA	U U	\$685,000 \$447,500	9,579 \$395,528	1974	2021	1	B	Very Good	92	1.75	2,659		N Y				
			Time Adj Sale Price		\$447,500		Pct Adj		0.0000										Notes : LISTED FOR 685,000			
57	093-194-000-0111 10023 ELLA LEE LN	A1 A1	8/25/2021	V	X	Q	\$560,000	7,840 \$356,328	1963	2011	1	B	Excellent	92	1.75	2,015	G P	\$4,911 \$2,527 Y				
			Time Adj Sale Price		\$560,000		Pct Adj		0.0000													
58	103-494-000-1199 10210 MEADOW LAKE LN	A1 A1	8/23/2021	V	X	Q	\$645,000	9,279 \$388,778	1972	2013	1	B	Good	91	1.5	2,474	G	\$4,932 Y				
			Time Adj Sale Price		\$645,000		Pct Adj		0.0000													
59	093-192-000-0055 10039 WICKERSHAM LN	A1 A1	8/13/2021	Q	V	Q	\$590,000	8,508 \$371,430	1967	2004	1	B	Good	91	1.5	2,058	G	\$4,911 Y				
			Time Adj Sale Price		\$590,000		Pct Adj		0.0000													
60	103-493-000-1308 10115 MEADOW LAKE LN	A1 A1	8/11/2021	V	X	Q	\$658,300	9,380 \$391,050	1972		1	B	Very Good			2,426	G	\$5,036 Y				
			Time Adj Sale Price		\$658,300		Pct Adj		0.0000													



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
61	093-198-000-0214 2211 BRIARPARK DR	A1 A1	8/6/2021	V	X	Q	\$575,000	9,250 \$388,125	1974	2008	1	B	Good			2,353	P O	\$5,161 \$1,580
			Time Adj Sale Price		\$575,000		Pct Adj		0.0000									
62	093-192-000-0040 10006 LOCKE LN	A1 A1	8/5/2021	V	X	U	\$520,000	7,881 \$354,645	1974	2012	1	B	Very Good	92 1.75		2,784	G	\$4,932
			Time Adj Sale Price		\$520,000		Pct Adj		0.0000		Notes : DWG SOLD AT ATYPICALLY LOW P/SF VS. OTHER HOMES OF SIMILAR SIZE, CONDITION, AND AGE.							
63	093-195-000-0141 10007 PIPING ROCK LN	A1 A1	7/21/2021	V	X	Q	\$527,103	7,722 \$354,440	1973	2000	1	B	Good	92 1.75		2,040		Y
			Time Adj Sale Price		\$527,103		Pct Adj		0.0000									
64	103-487-000-1144 10214 INWOOD DR	A1 A1	7/21/2021	V	X	Q	\$739,000	9,014 \$382,815	1974	2020	1	B	Very Good	92 1.75		2,552	P	\$3,917
			Time Adj Sale Price		\$739,000		Pct Adj		0.0000									
65	093-196-000-0167 10007 BURGOYNE RD	A1 A1	7/14/2021	V	X	Q	\$540,000	8,437 \$369,833	1969	2012	1	B	Average	91 1.5		2,262	G	\$6,002
			Time Adj Sale Price		\$540,000		Pct Adj		0.0000									
66	093-200-000-0302 10042 CHEVY CHASE DR	A1 A1	7/12/2021	V	X	Q	\$551,000	9,120 \$385,200	1963	1990	1	B	Good	91 1.5		2,253	G S	\$4,777 \$448
			Time Adj Sale Price		\$551,000		Pct Adj		0.0000									



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NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F	
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460	
67	103-487-000-1133 10226 BRIAR ROSE DR	A1 A1	7/2/2021	C	V	Q	\$639,000	16,250 \$545,625	1973	2019	2	B	Good	91 1.5		3,056	G P	\$14,534 \$4,424	Y
			Time Adj Sale Price		\$639,000		Pct Adj		0.0000		Notes : DWG SOLD AT ATYPICALLY LOW P/SF VS. OTHER HOMES OF SIMILAR SIZE, CONDITION, AND AGE.								
68	093-198-000-0253 1815 BRIARPARK DR	A1 A1	6/30/2021	V	X	Q	\$560,000	9,375 \$390,938	1967		1	B	Very Good			1,947	G	\$4,932	Y
			Time Adj Sale Price		\$560,000		Pct Adj		0.0000										
69	093-198-000-0239 10039 OLYMPIA DR	A1 A1	6/29/2021	Q	V	Q	\$560,000	8,833 \$378,743	1969		1	B	Good			1,968	P	\$5,161	Y
			Time Adj Sale Price		\$560,000		Pct Adj		0.0000										
70	093-198-000-0244 10019 OLYMPIA DR	A1 A1	6/29/2021 2/2/2021	V V	X CA	Q U	\$675,000 \$390,000	9,000 \$382,500	1966	2021	1	B	Very Good	92 1.75		2,637	G	\$5,068	Y Y
			Time Adj Sale Price		\$675,000		Pct Adj		0.0000										
71	093-198-000-0266 1507 BRIARPARK DR	A1 A1	6/11/2021 8/4/2020	V V	X X	Q Q	\$525,500 \$486,500	9,000 \$382,500	1964	2006	1	B	Good	91 1.5		1,984	G	\$4,932	Y Y
			Time Adj Sale Price		\$525,500		Pct Adj		0.0000										
72	093-199-000-0279 10050 OLYMPIA DR	A1 A1	6/11/2021	V	X	Q	\$654,000	9,120 \$385,200	1966	2006	1	B	Very Good	92 1.75		2,267			Y
			Time Adj Sale Price		\$654,000		Pct Adj		0.0000										



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93	2	2,142	G E	\$4,777 \$17,460
73	103-494-000-1239 10202 ELLA LEE LN	A1 A1	6/2/2021	V	X	Q	\$485,000	9,520 \$394,200	1971		1	B	Good		FOUNDATION REPAIRED	2,566	F	(\$10,264) Y
			Time Adj Sale Price		\$485,000		Pct Adj		0.0000									
74	093-193-000-0080 10043 OVERBROOK LN	A1 A1	5/27/2021	V	X	Q	\$570,000	8,856 \$379,260	1963	2008	1	B	Very Good	92	1.75	2,176	G	\$4,932 Y
			Time Adj Sale Price		\$570,000		Pct Adj		0.0000									
75	093-204-000-0408 10034 BRIAR FOREST DR	A1 A1	5/27/2021	V	IF	U	\$395,000	9,348 \$234,198*	1973	2018	2	B	Very Good	92	1.75	2,893		Y
			Time Adj Sale Price		\$395,000		Pct Adj		0.0000									
76	093-203-000-0373 10038 BRIAR ROSE DR	A1 A1	5/21/2021	V	X	Q	\$740,000	8,443 \$369,968	1973	2017	1	B	Excellent	92	1.75	2,321	G P	\$5,396 \$5,841 Y
			Time Adj Sale Price		\$740,000		Pct Adj		0.0000									
77	093-194-000-0115 10007 ELLA LEE LN	A1 A1	5/17/2021	V	X	Q	\$555,000	7,739 \$355,220	1963	2013	1	B	Good			2,085	G F	\$4,777 (\$8,340) Y
			Time Adj Sale Price		\$555,000		Pct Adj		0.0000									
78	093-197-000-0180 10046 BURGOYNE RD	A1 A1	5/14/2021	V	X	Q	\$613,500	8,559 \$372,578	1961	2018	1	B	Good	91	1.5	2,233	G	\$4,932 Y
			Time Adj Sale Price		\$613,500		Pct Adj		0.0000									



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S 093-192-000-0058	10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
79 103-487-000-1177	10223 CHEVY CHASE DR	A1 A1	5/14/2021	V	X	Q	\$675,000	9,133 \$385,493	1973	2018	2	B	Good	91 1.5		3,011	G	\$5,078 Y
			Time Adj Sale Price		\$675,000		Pct Adj 0.0000											
80 103-494-000-1235	10215 PIPING ROCK LN	A1 A1	5/7/2021	V	X	Q	\$600,000	8,165 \$363,713	1973	2020	2	B	Good	91 1.5		2,557	G	\$5,781 Y
			Time Adj Sale Price		\$600,000		Pct Adj 0.0000		Notes : SOLD W/ PRT RMDL									
81 093-200-000-0306	10039 DEL MONTE DR	A1 A1	4/23/2021	V	X	Q	\$607,750	9,396 \$391,410	1963	1992	1	B	Good	91 1.5		2,860	G	\$7,934 Y
			Time Adj Sale Price		\$607,750		Pct Adj 0.0000											
82 093-201-000-0339	10003 INWOOD DR	A1 A1	4/23/2021	Q	V	Q	\$673,000	9,213 \$387,293	1966	2019	1	B	Excellent	92 1.75		2,414		Y
			Time Adj Sale Price		\$673,000		Pct Adj 0.0000											
83 103-486-000-1113	10202 BRIAR FOREST DR	A1 A1	4/23/2021	V	X	Q	\$617,000	11,218 \$259,443*	1973	2019	1	B	Excellent	93 2		2,537	G	\$8,001 Y
			Time Adj Sale Price		\$617,000		Pct Adj 0.0000											
84 093-198-000-0251	1907 BRIARPARK DR	A1 A1	4/16/2021	V	X	U	\$475,000	9,375 \$390,938	1969	2005	1	B	Very Good	92 1.75		2,210	G	\$4,932 Y
			Time Adj Sale Price		\$475,000		Pct Adj 0.0000		Notes : ATYPICAL LOW FOR NBHD AND LEVEL ORF RMDL									



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F	
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460	
85	093-203-000-0389 10043 BRIAR FOREST DR	A1 A1	4/16/2021	Q	V	Q	\$519,000	10,153 \$245,066*	1973	2017	1	B	Excellent	93 2		1,908		Y	
			Time Adj Sale Price		\$519,000		Pct Adj	0.0000											
86	093-202-000-0343 10014 INWOOD DR	A1 A1	4/9/2021	Q	V	Q	\$570,000	9,382 \$391,095	1969	2008	1	B	Very Good	92 1.75		2,536		Y	
			Time Adj Sale Price		\$570,000		Pct Adj	0.0000										Notes : CASH SALE	
87	093-196-000-0158 10043 BURGOYNE RD	A1 A1	4/1/2021	V	X	Q	\$685,000	8,521 \$371,723	1964	2020	1	B	Very Good	92 1.75		2,400	G	\$5,242 Y	
			Time Adj Sale Price		\$685,000		Pct Adj	0.0000											
88	093-198-000-0260 1703 BRIARPARK DR	A1 A1	3/31/2021	V	X	Q	\$599,000	9,375 \$390,938	1967	2013	1	B	Very Good	92 1.75		2,436		Y	
			Time Adj Sale Price		\$599,000		Pct Adj	0.0000											
89	093-199-000-0285 10027 CHEVY CHASE DR	A1 A1	3/26/2021	V	X	Q	\$544,000	9,720 \$398,700	1965		1	B	Good			2,000	G	\$5,068 Y	
			Time Adj Sale Price		\$544,000		Pct Adj	0.0000											
90	103-490-000-1270 10123 DEL MONTE DR	A1 A1	3/25/2021	V	X	Q	\$561,500	10,725 \$421,313	1973	2007	1	B	Good	92 1.75		2,451	G P	\$4,777 \$3,917 Y	
			Time Adj Sale Price		\$561,500		Pct Adj	0.0000											



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

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ACCOUNT #	PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
91	103-487-000-1182 10203 CHEVY CHASE DR	A1 A1	3/22/2021	V	X	U	\$543,750	9,618 \$396,405	1973	2018	1	B	Good	93 2		2,347	G P	\$3,947 \$4,291	Y																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

#	ACCOUNT PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93	2	2,142	G E	\$4,777 \$17,460
97	093-198-000-0209 2315 BRIARPARK DR	A1 A1	2/22/2021	V	X	Q	\$1,180,000	8,750 \$376,875	2014		1	A	Average	94	2	4,157	P K O	\$46,510 \$5,387 \$7,110
			Time Adj Sale Price				\$1,180,000										Pct Adj	0.0000
98	103-492-000-1303 10114 MEADOW LAKE LN	A1 A1	2/12/2021	V	X	Q	\$540,750	9,660 \$397,350	1973	2015	1	B	Good	91	1.5	2,468	F	(\$9,872)
			Time Adj Sale Price				\$540,750										Pct Adj	0.0000
99	093-201-000-0318 10010 DEL MONTE DR	A1 A1	1/28/2021	V	X	Q	\$592,500	9,882 \$402,345	1966	2014	1	B	Very Good	92	1.75	2,081	G	\$4,911
			Time Adj Sale Price				\$592,500										Pct Adj	0.0000
100	103-493-000-1317 10122 BURGOYNE RD	A1 A1	1/15/2021	V	X	Q	\$565,000	8,641 \$374,423	1973	2019	1	B	Very Good	92	1.75	2,359		Y
			Time Adj Sale Price				\$565,000										Pct Adj	0.0000
101	093-198-000-0196 2619 BRIARPARK DR	A1 A1	1/6/2021	Q	V	U	\$340,000	8,750 \$376,875	1975		1	B	Fair			2,664		Y
			Time Adj Sale Price				\$340,000										Pct Adj	0.0000
			Notes : AS IS SALE NEEDS UPDATED AND RPRS/CASH SALE															
102	093-197-000-0187 10031 MEADOW LAKE LN	A1 A1	12/29/2020	V	X	Q	\$425,000	8,652 \$374,670	1963		1	B	Good		CRACKED SLAB	2,730	G F O	\$4,777 (\$23,700) \$1,580
			Time Adj Sale Price				\$425,000										Pct Adj	0.0000



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

#	ACCOUNT PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
103	103-484-000-0412 10102 BRIAR FOREST DR	A1 A1	12/18/2020	V	X	Q	\$600,000	11,878 \$268,353*	1973	2015	1	B	Very Good	92 1.75		3,107	P O	\$4,199 \$1,580
			Time Adj Sale Price	\$600,000			Pct Adj	0.0000										
104	093-196-000-0159 10039 BURGOYNE RD	A1 A1	12/14/2020	V	X	Q	\$510,000	8,517 \$371,633	1961	2005	1	B	Very Good	92 1.75		2,367	G	\$4,777 Y
			Time Adj Sale Price	\$510,000			Pct Adj	0.0000										
105	093-191-000-0022 2502 BRIARBROOK DR	A1 A1	12/4/2020	V	X	Q	\$635,000	9,150 \$385,875	1966	2014	1	B	Very Good	92 1.75		2,202	P	\$3,888 Y
			Time Adj Sale Price	\$635,000			Pct Adj	0.0000										
106	093-193-000-0086 10019 OVERBROOK LN	A1 A1	12/3/2020	V	X	Q	\$430,000	7,840 \$356,328	1963		1	B	Good			1,981	G	\$4,777 Y
			Time Adj Sale Price	\$430,000			Pct Adj	0.0000										
107	093-196-000-0161 10031 BURGOYNE RD	A1 A1	12/3/2020	G	V	Q	\$425,000	8,652 \$374,670	1966	2021	1	B	Very Good	92 1.75		2,294	G	\$3,617 Y
			Time Adj Sale Price	\$425,000			Pct Adj	0.0000										
108	093-202-000-0341 10006 INWOOD DR	A1 A1	11/20/2020	V	X	Q	\$574,500	9,697 \$398,183	1963		1	B	Good	91 1.5		2,190	G P	\$4,777 \$6,854
			Time Adj Sale Price	\$574,500			Pct Adj	0.0000										



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BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
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#	ACCOUNT PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
109	103-487-000-1158 10214 DEL MONTE DR	A1 A1	11/19/2020	V	X	Q	\$652,500	9,113 \$385,043	1973	2012	1	B	Very Good	92 1.75		3,106	G P O	\$5,263 \$21,683 \$6,320
			Time Adj Sale Price		\$652,500		Pct Adj		0.0000									
110	093-191-000-0023 2414 BRIARBROOK DR	A1 A1	11/18/2020	V	X	Q	\$517,500	9,150 \$385,875	1966	2016	1	B	Good	92 1.75		2,112		Y
			Time Adj Sale Price		\$517,500		Pct Adj		0.0000									
111	093-194-000-0091 10002 OVERBROOK LN	A1 A1	11/18/2020	V	X	Q	\$459,000	8,233 \$365,243	1963		1	B	Very Good			1,800		Y
			Time Adj Sale Price		\$459,000		Pct Adj		0.0000									
112	093-202-000-0350 10042 INWOOD DR	A1 A1	11/17/2020	G	V	Q	\$1,400,000	9,275 \$388,688	2019		2	A+	Average	94 2		4,603		Y
			Time Adj Sale Price		\$1,400,000		Pct Adj		0.0000									
113	103-487-000-1159 10218 DEL MONTE DR	A1 A1	11/16/2020	V	X	Q	\$680,000	7,872 \$357,782	1981	2017	1.5	B+	Very Good	92 1.75		3,285		Y
			Time Adj Sale Price		\$680,000		Pct Adj		0.0000									
114	093-191-000-0007 10027 LOCKE LN	A1 A1	11/9/2020	Q	V	Q	\$441,000	9,525 \$315,450*	1971	1990	1	B	Average	91 1.5		1,870		Y
			Time Adj Sale Price		\$441,000		Pct Adj		0.0000									



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
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#	ACCOUNT PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
115	093-200-000-0299 10030 CHEVY CHASE DR	A1 A1	10/16/2020	V	X	Q	\$532,000	8,775 \$377,438	1962		1	B	Good			1,998	G	\$4,777 Y
			Time Adj Sale Price	\$532,000			Pct Adj	0.0000										
116	093-197-000-0173 10018 BURGOYNE RD	A1 A1	10/13/2020	V	X	Q	\$485,000	8,481 \$370,823	1962	2018	1	B	Very Good	91 1.5		2,327	G	\$5,396 Y
			Time Adj Sale Price	\$485,000			Pct Adj	0.0000										
117	093-199-000-0291 10003 CHEVY CHASE DR	A1 A1	10/9/2020	V	X	Q	\$525,000	9,120 \$385,200	1964	2014	1	B	Good	92 1.75		2,075		Y
			Time Adj Sale Price	\$525,000			Pct Adj	0.0000										
118	093-196-000-0160 10035 BURGOYNE RD	A1 A1	10/7/2020	V	X	Q	\$467,500	8,699 \$375,728	1966	2014	1	B	Very Good	92 1.75		2,310	G	\$4,932 Y
			Time Adj Sale Price	\$467,500			Pct Adj	0.0000										
119	093-198-000-0228 10030 MEADOW LAKE LN	A1 A1	8/31/2020	V	X	Q	\$465,000	8,213 \$364,793	1960	1993	1	B	Good	92 1.75		1,836	G	\$4,777 Y
			Time Adj Sale Price	\$465,000			Pct Adj	0.0000										
120	093-191-000-0017 2606 BRIARBROOK DR	A1 A1	8/13/2020	Q	V	Q	\$455,000	8,906 \$304,308*	1970		1	B	Average			1,913		Y
			Time Adj Sale Price	\$455,000			Pct Adj	0.0000										



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

#	ACCOUNT PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
121	103-487-000-1127 10202 BRIAR ROSE DR	A1 A1	8/4/2020	V	CA	U	\$460,000	8,964 \$381,690	1973	2020	1	B	Good	91 1.5		2,328		Y
			Time Adj Sale Price	\$460,000		Pct Adj	0.0000	Notes : EXT RMDL AFTER SALE										
122	093-202-000-0351 10046 INWOOD DR	A1 A1	7/24/2020	Q	V	Q	\$589,000	9,268 \$388,530	1969	2013	1	B	Very Good	93 2		2,453		Y
			Time Adj Sale Price	\$589,000		Pct Adj	0.0000											
123	103-487-000-1184 10206 OLYMPIA DR	A1 A1	7/2/2020	V	X	Q	\$486,000	9,760 \$399,600	1973		1	B	Very Good			2,567	G P	\$5,263 \$6,048
			Time Adj Sale Price	\$486,000		Pct Adj	0.0000											
124	093-195-000-0118 10006 ELLA LEE LN	A1 A1	6/30/2020	G	V	U	\$469,500	8,147 \$363,308	1970	1995	1	B	Fair	91 1.5		2,247	G P O	\$4,777 \$4,355 \$1,580
			Time Adj Sale Price	\$469,500		Pct Adj	0.0000	Notes : SOLD/PURCHASED BY OWNER NO REAL ESTATE AGENTS INVOLVED PER PO.										
125	103-494-000-1222 10211 BURGOYNE RD	A1 A1	6/26/2020	V	X	Q	\$615,000	7,360 \$357,696	1973	2017	1	B	Very Good	92 1.75		2,394	G	\$5,078
			Time Adj Sale Price	\$615,000		Pct Adj	0.0000											
126	103-493-000-1313 10106 BURGOYNE RD	A1 A1	6/24/2020	V	X	Q	\$777,650	9,591 \$395,798	2016		1	B+	Average	94 2		2,765	O	\$5,135
			Time Adj Sale Price	\$777,650		Pct Adj	0.0000											



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

#	ACCOUNT PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93	2	2,142	G E	\$4,777 \$17,460
127	103-487-000-1171 10210 CHEVY CHASE DR	A1 A1	6/19/2020	V	X	Q	\$452,000	9,245 \$388,013	1973	2005	1	B	Average	91	1.5	2,072	P	\$3,254 Y
			Time Adj Sale Price		\$452,000		Pct Adj		0.0000									
128	093-193-000-0083 10031 OVERBROOK LN	A1 A1	6/8/2020	V	X	Q	\$482,900	8,641 \$374,423	1963	2005	1	B	Average	91	1.5	2,073	G P	\$4,932 Y \$5,235
			Time Adj Sale Price		\$482,900		Pct Adj		0.0000									
129	103-494-000-1204 10227 MEADOW LAKE LN	A1 A1	6/1/2020	V	X	Q	\$544,000	13,405 \$481,613	1973	1991	1	B	Good	91	1.5	3,789	P C O	\$4,493 Y \$1,522 \$1,450
			Time Adj Sale Price		\$544,000		Pct Adj		0.0000									
130	093-198-000-0213 2215 BRIARPARK DR	A1 A1	5/29/2020	V	X	Q	\$457,000	9,125 \$385,313	1975		1	B	Good			2,454	G O	\$4,932 Y \$2,609
			Time Adj Sale Price		\$457,000		Pct Adj		0.0000									
131	093-197-000-0177 10034 BURGOYNE RD	A1 A1	4/20/2020	V	X	Q	\$665,000	8,427 \$369,608	1961	2016	1	B	Very Good	92	1.75	2,502	G	\$4,932 Y
			Time Adj Sale Price		\$665,000		Pct Adj		0.0000									
132	103-487-000-1155 10202 DEL MONTE DR	A1 A1	4/8/2020	V	X	Q	\$650,000	10,002 \$405,045	1972	2017	1	B	Very Good	92	1.75	2,444	G F	\$4,932 Y (\$9,896)
			Time Adj Sale Price		\$650,000		Pct Adj		0.0000									



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

#	ACCOUNT PROPERTY LOCATION	ST CLS PROP USE	SALE DATE	S R C	V L D	Q L F	TRANS AMOUNT	LAND SF LAND VAL	YEAR BUILT	RMDL YEAR	S T Y	GRADE	CDU	C&D ADJ	SLAB	LIVING AREA SF	EXTRA FEATURES	C N F
S	093-192-000-0058 10027 WICKERSHAM LN	A1 A1						8,015 \$360,338	1963	2021	1	B	Very Good	93 2		2,142	G E	\$4,777 \$17,460
133	093-202-000-0362 10007 BRIAR ROSE DR	A1 A1	3/31/2020	Q	V	Q	\$744,000	9,120 \$385,200	1967	2003	1	B	Very Good	93 2		3,065	P O	\$19,335 \$5,925
			Time Adj Sale Price \$744,000			Pct Adj 0.0000		Notes : ADDED POOL AFTER SALE										
134	093-201-000-0337 10011 INWOOD DR	A1 A1	3/27/2020	V	X	Q	\$582,650	9,033 \$383,243	1969	2000	1	B	Good	92 1.75		2,305	G	\$4,777
			Time Adj Sale Price \$582,650			Pct Adj 0.0000												
135	093-203-000-0374 10042 BRIAR ROSE DR	A1 A1	3/13/2020	Q	V	Q	\$452,500	8,593 \$373,343	1973		1	B	Good			2,035	G	\$5,396
			Time Adj Sale Price \$452,500			Pct Adj 0.0000												
136	103-487-000-1128 10206 BRIAR ROSE DR	A1 A1	3/2/2020	V	X	Q	\$550,000	9,717 \$398,633	1973		1	B	Good			2,545	G	\$4,932
			Time Adj Sale Price \$550,000			Pct Adj 0.0000												
137	093-192-000-0051 10050 LOCKE LN	A1 A1	2/27/2020	V	X	U	\$383,625	9,401 \$391,523	1964		1	B	Good	91 1.5		2,285		Y
			Time Adj Sale Price \$383,625			Pct Adj 0.0000		Notes : DWG SOLD AT ATYPICALLY LOW P/SF VS. OTHER HOMES OF SIMILAR SIZE, CONDITION, AND AGE.										



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2023 CONFIDENTIAL SALES TRANSACTIONS FOR NEIGHBORHOOD 7947.00
BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
IMP PCLS (619) / VAC PCLS (0)

NH GROUP : 1117
MARKET AREA : 100
MONTHLY TIME ADJ : 0.0064

ACCOUNT	ST CLS	SALE	S	V	Q	TRANS	LAND SF	YEAR RMDL	S							LIVING		
# PROPERTY LOCATION	PROP USE	DATE	R	L	L	AMOUNT	LAND VAL	BUILT	Y	GRADE	CDU	C&D ADJ	SLAB			AREA SF	EXTRA FEATURES	C N F
S 093-192-000-0058	A1						8,015	1963	2021	1	B		Very			2,142	G	
10027 WICKERSHAM LN	A1						\$360,338				Good	93 2					E	\$4,777 \$17,460

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Source Codes (SRC) :

A - Fee Appraisal Comps
B - Builder
C - Closing Statement
D - Deed
F - Field Check
G - Grantor / Grantee
H - Hearings
M - Miscellaneous (Add Sale Note)
O - Online (Administrative Only)
Q - Questionnaire
R - Real Estate Agent
S - Real Estate Agent (Online)
V - Vendor
Z - Fee Appraisal Value (Analyst Only)

Validity Codes (VLD) :

A - Value From Fee Appraisal
AC - Atypical Condition
B - Bulk lots or Multiple Accounts
BO - Building Only
CA - Imps: Addtn, Remodel, Use change
CB - Both Land and Imp Changes
CC - Land Size: Combo w/accts not in sale
CD - Imps: Imps Demo'd After Sale
CN - Imps: N/C on Vacant Site
CR - Land size: Platted into Subdivision
CS - Land size: Splitout
FC - Foreclosure - Change After Sale
FD - Foreclosure - Damaged
FP - Foreclosure Proceedings
IA - Invalid Auction - Tax Sale
IB - Invalid Bulk or Multiple

IC - Invalid Corporate Sale
IE - Invalid Estate Sale
IF - Invalid Foreclosure
IG - Invalid Ground Leased
IL - Invalid Leaseback/Tenant Purchase
IM - Invalid Miscellaneous (Sales Note Required)
IN - Invalid Not on Open Market
IO - Invalid Outlier (Analyst Only)
IS - Invalid Multiple Res Bldgs
IT - Invalid Company or Family Transfer
L - Listing or Asking Price
P - Pending Verification
S - Multiple Residential Bldgs
SS - Sold as Shell building
V - Confirmed
X - Not Confirmed

Cost and Design Codes (C&D) : **Qualified Codes (QLF) :**

81 - Condo Code 1
82 - Condo Code 2
83 - Condo Code 3
84 - Condo Code 4
85 - Condo Code 5
91 - Partial
92 - Extensive
93 - Total
94 - New / Rebuilt
99 - Econ Misimprovement

Q - Qualified
U - Unqualified
P - Pending

Extra Feature Codes :

G - Garage
P - Pool
F - Foundation Issue
C - Carport
K - Outdoor Kitchen
S - Shed
E - Solar Panel
O - Other

*** Land Influence Applied**



**CONFIDENTIAL VACANT LAND SALES TRANSACTIONS
FOR NEIGHBORHOOD 7947.00
IMP. PCLS (619) / VAC. PCLS (0)**

2023

# ACCOUNT	PARCEL STATUS	ST CLS	FACET	ISD	SPECIAL CHAR.	SALE ID REL	SALE DATE	S V Q R L L C D F	SALE PRICE	TIME ADJ PCT	TIME ADJ	SQ FT	ACREAGE	SALE \$ / AC	SALE \$ / SF C N F
PROPERTY LOCATION	DISTANCE	MKT AREA	KEY MAP	NBHD	NBHD GRP	Y/N									
S 093-192-000-0058	A	A1	4956D	01								8,015	0.1840		
10027 WICKERSHAM LN	N/A	100	489V	7947.00	1117										

There are no recorded valid sales of comparably sized vacant property in the neighborhood of the subject property.

Source Codes :

A - Fee Appraisal Comps
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R - Real Estate Agent
V - Vendor

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D - Deed
G - Grantor / Grantee
M - Miscellaneous (Add Sale Note)
Q - Questionnaire
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Z - Fee Appraisal Value (Analyst Only)

Validity Codes :

A - Value From Fee Appraisal
B - Bulk lots or Multiple Accounts
CA - Imps: Addtn, Remodel, Use change
CC - Land Size: Combo w/accts not in sale
CN - Imps: N/C on Vacant Site
CS - Land size: Splitout
FD - Foreclosure - Damaged
IA - Invalid Auction - Tax Sale
IC - Invalid Corporate Sale
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IL - Invalid Leaseback/Tenant Purchase
IN - Invalid Not on Open Market
IS - Invalid Multiple Res Bldgs
L - Listing or Asking Price
S - Multiple Residential Bldgs
V - Confirmed
AC - Atypical Condition
BO - Building Only
CB - Both Land and Imp Changes
CD - Imps: Imps Demo'd After Sale
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IO - Invalid Outlier (Analyst Only)
IT - Invalid Company or Family Transfer
P - Pending Verification
SS - Sold as Shell building
X - Not Confirmed

Qualified Codes :

Q - Qualified
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Parcel Status Codes :

A - Active (active this year) D - Inactive Next Year (active this year) N - New for Next Year (inactive this year) X - Inactive (inactive this year)

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CONFIDENTIAL VACANT LAND SALES TRANSACTIONS FOR NEIGHBORHOOD GROUP 1117

2023

#	ACCOUNT	PARCEL STATUS	ST CLS	FACET	ISD	SPECIAL CHAR.	SALE ID REL	SALE DATE	S R C	V L D	Q L F	SALE PRICE	TIME ADJ PCT	TIME ADJ	SQ FT	ACREAGE	SALE \$ / AC	SALE \$ / SF	C N F
	PROPERTY LOCATION	DISTANCE	MKT AREA	KEY MAP	NBHD	NBHD GRP	Y/N												
S	093-192-000-0058	A	A1	4956D	01										8,015	0.1840			
	10027 WICKERSHAM LN	N/A	100	489V	7947.00	1117													
1	093-229-000-0092	A	C1	4957D	01		N	5/26/2022	V	X	Q	\$557,750	1.0448	\$582,737	10,363	0.2379	\$2,449,504	\$56.23	Y
	10214 SUGAR HILL	1.08	100	489R	7946.00	1117													
2	093-221-000-0838	A	A1	4957D	01		N	2/25/2022	V	CN	Q	\$457,000	1.0640	\$486,248	11,202	0.2572	\$1,890,544	\$43.41	Y
	10014 BRIAR	1.43	100	489M	7946.00	1117													
3	093-221-000-0853	A	C1	4957D	01		N	1/21/2022	V	X	Q	\$460,000	1.0704	\$492,384	12,480	0.2865	\$1,718,618	\$39.45	Y
	10130 BRIAR	1.46	100	489M	7946.00	1117													
4	093-220-000-0804	A	A1	4957D	01		N	12/15/2021	C	CA	U	\$375,000	1.0000	\$375,000	11,758	0.2699	\$1,389,404	\$31.89	N
	10010 BAYOU GLEN	1.35	100	489M	7946.00	1117													
5	093-222-000-0894	A	A1	4957D	01		N	6/22/2021	V	CD	Q	\$510,000	1.0000	\$510,000	11,317	0.2598	\$1,963,049	\$45.06	Y
	10214 SHADY RIVER	1.37	100	489M	7946.00	1117													

Source Codes :

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CS - Land size: Splitout
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IC - Invalid Corporate Sale
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IT - Invalid Company or Family Transfer
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CONFIDENTIAL VACANT LAND SALES TRANSACTIONS SORTED BY DISTANCE FROM SUBJECT

2023

#	ACCOUNT	PARCEL STATUS	ST CLS	FACET	ISD	SPECIAL CHAR.	SALE ID REL	SALE DATE	S R C	V L D	Q L F	SALE PRICE	TIME ADJ PCT	TIME ADJ	SQ FT	ACREAGE	SALE \$ / AC	SALE \$ / SF	C N F
	PROPERTY LOCATION	DISTANCE	MKT AREA	KEY MAP	NBHD	NBHD GRP	Y/N												
S	093-192-000-0058	A	A1	4956D	01										8,015	0.1840			
	10027 WICKERSHAM LN	N/A	100	489V	7947.00	1117													
1	072-082-002-0027	A	C1	4956B	01		N	3/24/2022	V	X	Q	\$2,595,000	1.0576	\$2,744,472	149,846	3.4400	\$797,812	\$18.32	Y
	17 RIVERCREST	0.55	100	490S	7948.00	1151													
2	072-082-001-0020	A	C1	4956B	01		N	1/29/2021	Q	V	U	\$1,150,000 *	1.0000	\$1,150,000	133,759	3.0707	\$374,507	\$8.60	Y
	36 RIVERCREST	0.97	100	490N	7948.00	1151													
3	093-229-000-0092	A	C1	4957D	01		N	5/26/2022	V	X	Q	\$557,750	1.0448	\$582,737	10,363	0.2379	\$2,449,504	\$56.23	Y
	10214 SUGAR HILL	1.08	100	489R	7946.00	1117													
4	093-232-000-0010	A	C1	4957D	25		N	1/29/2021	V	X	Q	\$535,000 *	1.0000	\$535,000	27,530	0.6320	\$846,519	\$19.43	Y
	3 PLANTATION	1.14	392	490N	7889.00	25016													
5	093-232-000-0008	A	C1	4957D	25		N	4/26/2021	V	X	Q	\$475,000 *	1.0000	\$475,000	15,901	0.3650	\$1,301,370	\$29.87	Y
	10 WARRENTON	1.19	392	490N	7889.00	25016													
6	072-084-000-0009	A	C1	5056A	01		N	4/18/2022	V	X	Q	\$970,000	1.0512	\$1,019,664	45,258	1.0390	\$981,390	\$22.53	Y
	36 SHADY	1.22	100	490T	7948.03	1151													
7	092-543-000-0010	A	C1	4957D	25		N	1/26/2021	V	X	Q	\$550,000	1.0000	\$550,000	11,784	0.2705	\$2,033,272	\$46.67	Y
	105 STONEY CREEK	1.23	392	490N	7889.00	25016													
8	072-084-006-0001	A	A1	5056A	01		N	10/21/2021	V	CN	Q	\$590,000	1.0000	\$590,000	23,383	0.5368	\$1,099,106	\$25.23	Y
	6 SHADY	1.25	100	490T	7948.03	1151													
9	092-239-000-0009	A	C1	4957D	01		N	3/12/2021	V	X	Q	\$1,400,000 *	1.0000	\$1,400,000	129,021	2.9619	\$472,670	\$10.85	Y
	399 CRESTBEND	1.27	100	490J	7948.00	1151													
10	108-883-000-0001	A	C2	5055A	01	Minor Corner	230031735	1/27/2023	V	V	Q	\$405,000	1.0000	\$405,000	35,109	0.8060	\$502,481	\$11.54	Y
	3430 ROCKYRIDGE	1.33	101	490X	5909.00	0													
11	093-220-000-0804	A	A1	4957D	01		N	12/15/2021	C	CA	U	\$375,000	1.0000	\$375,000	11,758	0.2699	\$1,389,404	\$31.89	N
	10010 BAYOU GLEN	1.35	100	489M	7946.00	1117													
12	090-043-000-0010	A	C1	4957D	25		N	7/1/2021	V	X	Q	\$730,000	1.0000	\$730,000	12,728	0.2922	\$2,498,289	\$57.35	Y
	142 HAVERSHAM	1.35	392	490J	7889.00	25016													



CONFIDENTIAL VACANT LAND SALES TRANSACTIONS SORTED BY DISTANCE FROM SUBJECT

2023

#	ACCOUNT	PARCEL STATUS	ST CLS	FACET	ISD	SPECIAL CHAR.	SALE ID REL	SALE DATE	S R C	V L D	Q L F	SALE PRICE	TIME ADJ PCT	TIME ADJ	SQ FT	ACREAGE	SALE \$ / AC	SALE \$ / SF	C N F
	PROPERTY LOCATION	DISTANCE	MKT AREA	KEY MAP	NBHD	NBHD GRP	Y/N												
S	093-192-000-0058	A	A1	4956D	25										8,015	0.1840			
	10027 WICKERSHAM LN	N/A	100	489V	7947.00	1117													
13	093-222-000-0894	A	A1	4957D	01		N	6/22/2021	V	CD	Q	\$510,000	1.0000	\$510,000	11,317	0.2598	\$1,963,049	\$45.06	Y
	10214 SHADY RIVER	1.37	100	489M	7946.00	1117													
14	087-265-000-0021	A	C1	5057C	25		N	7/6/2022	V	X	Q	\$1,662,000 *	1.0306	\$1,712,857	11,949	0.2743	\$6,244,466	\$143.35	Y
	25 ROBINLAKE	1.40	392	490P	7890.00	25016													
15	087-265-000-0017	A	A1	5057C	25		N	4/9/2021	V	X	Q	\$2,300,000 *	1.0000	\$2,300,000	46,958	1.0780	\$2,133,581	\$48.98	Y
	11 ROBINLAKE	1.40	392	490P	7890.00	25016													
16	093-221-000-0838	A	A1	4957D	01		N	2/25/2022	V	CN	Q	\$457,000	1.0640	\$486,248	11,202	0.2572	\$1,890,544	\$43.41	Y
	10014 BRIAR	1.43	100	489M	7946.00	1117													
17	087-265-000-0018	A	A1	5057C	25		N	2/4/2021	V	X	Q	\$1,150,000	1.0000	\$1,150,000	18,883	0.4335	\$2,652,826	\$60.90	Y
	7 ROBINLAKE	1.44	392	490P	7890.00	25016													
18	093-221-000-0853	A	C1	4957D	01		N	1/21/2022	V	X	Q	\$460,000	1.0704	\$492,384	12,480	0.2865	\$1,718,618	\$39.45	Y
	10130 BRIAR	1.46	100	489M	7946.00	1117													
19	063-017-003-0005	A	C1	5056C	01		210639743 N	11/3/2021	V	V	U	\$116,000	1.0000	\$116,000	5,001	0.1148	\$1,010,453	\$23.20	Y
	9221 CLARKCREST	1.48	101	490X	7956.00	1155													
20	111-174-000-0004	A	F1	5056C	01	No Corner	210501713 N	8/27/2021	V	IG	U	\$700,000	1.0000	\$700,000	14,679	0.3370	\$2,077,151	\$47.69	Y
	9277 RICHMOND	1.50	101	490X	5909.00	0													
21	100-402-000-0036	A	C1	4957D	25		N	3/23/2021	Q	V	Q	\$230,000 *	1.0000	\$230,000	4,524	0.1039	\$2,213,667	\$50.84	Y
	88 LEGEND	1.52	391	489M	7751.02	25047													
22	085-040-000-0008	A	C1	4957D	25		N	5/18/2022	V	X	Q	\$725,000 *	1.0357	\$750,883	21,987	0.5048	\$1,487,486	\$34.15	Y
	107 PAUL REVERE	1.54	392	489M	7889.03	25016													
23	085-354-000-0020	A	A1	4957D	25		N	1/20/2021	V	CD	Q	\$1,000,000	1.0000	\$1,000,000	17,850	0.4098	\$2,440,215	\$56.02	Y
	202 PLANTATION	1.54	392	490J	7889.01	25601													
24	115-564-000-0007	A	C2	4955A	08	Minor Corner	210557771 N	9/27/2021	C	IT	U	\$1,373,000	1.0000	\$1,373,000	86,040	1.9752	\$695,119	\$15.96	N
	3664 WALNUT BEND	1.56	270	529C	9250.00	0													



CONFIDENTIAL VACANT LAND SALES TRANSACTIONS SORTED BY DISTANCE FROM SUBJECT

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#	ACCOUNT	PARCEL STATUS	ST CLS	FACET	ISD	SPECIAL CHAR.	SALE ID	REL	SALE DATE	S R C	V L D	Q L F	SALE PRICE	TIME ADJ	PCT	TIME ADJ	SQ FT	ACREAGE	SALE \$ / AC	SALE \$ / SF	C N F
	PROPERTY LOCATION	DISTANCE	MKT AREA	KEY MAP	NBHD	NBHD GRP		Y/N													
S	093-192-000-0058	A	A1	4956D	08	Minor Corner											8,015	0.1840			
	10027 WICKERSHAM LN	N/A	100	489V	7947.00	1117															
25	085-040-000-0009	A	C1	4957D	25			N	4/28/2022	Q	V	Q	\$900,000	1.0408		\$936,720	24,975	0.5733	\$1,633,909	\$37.51	N
	111 PAUL REVERE	1.57	392	489M	7889.03	25016															
26	123-637-002-0009	A	C1	4955A	08			N	9/13/2021	V	X	Q	\$215,000	1.0000		\$215,000	5,927	0.1361	\$1,579,721	\$36.27	Y
	11214 ENGLISH ROSE	1.61	271	489Y	683.06	8002															
27	115-564-000-0004	A	C2	4955A	08	No Corner	220047260	N	1/26/2022	Q	IM	U	\$700,000 *	1.0000		\$700,000	86,201	1.9789	\$353,732	\$8.12	N
	0 WESTPARK OFF	1.63	270	529C	9250.00	0															
28	076-209-008-0003	A	C1	5056C	01			N	6/10/2021	V	X	U	\$300,000	1.0000		\$300,000	10,720	0.2461	\$1,219,017	\$27.99	Y
	3129 JARVIS	1.65	101	490X	7951.00	1155															
29	076-209-009-0041	A	C1	5056C	01			N	9/3/2021	V	X	Q	\$90,000	1.0000		\$90,000	5,400	0.1240	\$725,806	\$16.67	Y
	9013 CHEER	1.66	101	490X	7951.00	1155															
30	145-888-001-0001	A	F1	5055A	01		210393783	N	7/12/2021	Q	CR	U	\$650,000	1.0409		\$676,584	12,156	0.2971	\$2,277,294	\$55.66	Y
	3810 WALDO	1.68	101	490X	5981.44	0															
31	115-564-000-0009	A	F1	4955A	08	No Corner	220047259	Y	1/26/2022	Q	V	U	\$12,175,000 *	1.0224		\$12,447,700	672,778	15.4449	\$805,942	\$18.50	Y
	11155 WESTPARK	1.75	270	529C	9250.00	0															
32	098-528-001-0031	A	C1	4957C	01			N	11/19/2021	Q	V	Q	\$345,000	1.0000		\$345,000	20,099	0.4614	\$747,724	\$17.17	Y
	10723 BAYOU GLEN	1.82	103	489L	7974.01	1135															
33	135-942-003-0047	A	C1	4957B	25	Minor Corner		N	6/17/2022	V	X	Q	\$725,000	1.0840		\$785,900	4,266	0.0979	\$8,027,579	\$184.22	Y
	105 MORNINGVIEW PARK	1.82	391	489M	7751.03	25047															
34	135-942-004-0003	A	C1	4957B	25	Minor Corner		N	10/31/2022	V	X	Q	\$640,200	1.0280		\$658,126	3,840	0.0881	\$7,470,216	\$171.39	Y
	0 MORNINGSIDE PARK	1.82	391	489M	7751.03	25047															
35	021-246-014-0008	A	C2	5055A	01		210057690	N	2/1/2021	V	V	Q	\$215,000	1.0698		\$230,008	7,736	0.1776	\$1,295,090	\$29.73	Y
	3825 JEANETTA	1.84	101	490X	5981.44	0															
36	085-275-000-0004	A	C1	5057C	25			N	1/20/2023	V	X	Q	\$1,125,000 *	0.9949		\$1,119,263	20,508	0.4708	\$2,377,364	\$54.58	Y
	318 KNIPP	1.84	392	490K	7886.00	25601															



CONFIDENTIAL VACANT LAND SALES TRANSACTIONS SORTED BY DISTANCE FROM SUBJECT

2023

#	ACCOUNT	PARCEL STATUS	ST CLS	FACET	ISD	SPECIAL CHAR.	SALE ID REL	SALE DATE	S R C	V L D	Q L F	SALE PRICE	TIME ADJ PCT	TIME ADJ	SQ FT	ACREAGE	SALE \$ / AC	SALE \$ / SF	C N F
	PROPERTY LOCATION	DISTANCE	MKT AREA	KEY MAP	NBHD	NBHD GRP	Y/N												
S	093-192-000-0058	A	A1	4956D	25										8,015	0.1840			
	10027 WICKERSHAM LN	N/A	100	489V	7947.00	1117													
37	098-528-000-0036	A	C1	4957C	01		N	7/29/2021	V	X	Q	\$350,000 *	1.0000	\$350,000	24,000	0.5510	\$635,209	\$14.58	Y
	10726 BAYOU GLEN	1.85	103	489L	7974.01	1135													
38	128-974-001-0005	A	C1	4957B	25		N	1/17/2023	V	X	Q	\$1,495,000	0.9949	\$1,487,376	24,690	0.5668	\$2,624,164	\$60.24	Y
	7 RAYDON	1.85	392	490J	7886.00	25601													
39	071-034-016-0001	A	F1	5056C	01	Minor Corner	210060230	2/1/2021	C	IM	U	\$280,000 *	1.0000	\$280,000	17,912	0.4112	\$680,934	\$15.63	N
	0 BEVERLYHILL	1.92	101	490Y	5909.00	0													
40	041-028-011-0183	A	C1	5057A	25		N	9/3/2021	V	CD	Q	\$1,950,000 *	1.0000	\$1,950,000	47,154	1.0825	\$1,801,386	\$41.35	Y
	338 KNIPP	1.96	392	490K	7892.01	25601													
41	041-028-001-0240	A	C1	5057C	25		N	5/11/2021	V	X	Q	\$1,750,000	1.0000	\$1,750,000	41,205	0.9459	\$1,850,090	\$42.47	Y
	320 BUNKER HILL	1.96	392	490K	7886.00	25601													
42	092-536-000-0004	A	A1	4957A	25		N	10/15/2021	V	X	Q	\$420,000 *	1.0000	\$420,000	9,566	0.2196	\$1,912,568	\$43.91	Y
	322 ISOLDE	2.00	391	489M	7769.00	25012													
43	084-111-000-0025	A	A1	4957B	25		N	9/27/2021	V	X	Q	\$1,150,000	1.0000	\$1,150,000	37,654	0.8644	\$1,330,403	\$30.54	Y
	12601 BOHEME	2.03	391	489H	7760.00	25013													
44	094-208-000-0020	A	A3	4957A	25		N	4/29/2021	V	X	Q	\$765,000 *	1.0000	\$765,000	19,119	0.4390	\$1,742,597	\$40.01	Y
	12906 HERMITAGE	2.05	391	489L	7757.00	25010													
45	126-466-001-0008	A	C2	4955C	08		220327794	6/16/2022	Q	V	Q	\$4,250,000	1.0000	\$4,250,000	184,077	4.2258	\$1,005,727	\$23.09	N
	0 ROGERDALE	2.05	270	529G	9250.00	0													
46	041-028-001-0130	A	A1	4957B	25		N	1/14/2022	Q	CD	Q	\$1,200,000	1.0612	\$1,273,440	21,700	0.4981	\$2,556,595	\$58.68	Y
	11907 LAURIE	2.06	392	490K	7886.00	25601													
47	079-031-000-0010	A	A1	5057C	25		N	10/4/2022	V	CD	Q	\$1,300,000	1.0153	\$1,319,890	24,000	0.5509	\$2,395,880	\$55.00	Y
	11705 FOREST GLEN	2.07	392	490K	7886.00	25601													
48	111-103-000-0020	A	C1	4856B	01		N	6/20/2022	V	X	Q	\$130,000 *	1.0624	\$138,112	5,562	0.1277	\$1,081,535	\$24.83	Y
	11662 SOUTHLAKE	2.10	103	489T	7970.01	1134													



CONFIDENTIAL VACANT LAND SALES TRANSACTIONS SORTED BY DISTANCE FROM SUBJECT

2023

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	PROPERTY LOCATION	DISTANCE	MKT AREA	KEY MAP	NBHD	NBHD GRP	Y/N												
S	093-192-000-0058	A	A1	4956D	01										8,015	0.1840			
	10027 WICKERSHAM LN	N/A	100	489V	7947.00	1117													
49	144-738-001-0001	A	A3	4957A	25	Minor Corner	Y	12/7/2021	C	V	Q	\$1,560,000 *	1.0000	\$1,560,000	40,000	0.0000	\$1,081,535	\$39.00	Y
	0 VERDI	2.11	391	489H	7769.10	25047													
50	093-031-000-0016	A	C1	4957B	25		N	9/15/2021	V	CD	Q	\$850,000	1.0000	\$850,000	13,156	0.3020	\$2,814,570	\$64.61	Y
	12526 MOSSYCUP	2.13	391	489H	7762.00	25013													
51	090-023-000-0013	A	C1	4957A	25		N	3/22/2022	Q	V	Q	\$600,000 *	1.1260	\$675,600	11,359	0.2607	\$2,591,485	\$59.48	N
	402 GRETEL	2.15	391	489H	7768.00	25012													
52	084-413-000-0011	A	C1	4957B	25		N	8/6/2021	V	X	Q	\$1,375,000	1.0000	\$1,375,000	27,800	0.6382	\$2,154,497	\$49.46	Y
	12506 OLD OAKS	2.20	391	489H	7762.00	25013													
53	094-175-000-0005	A	C1	4957A	25		N	3/11/2022	V	X	Q	\$837,500	1.1400	\$954,750	8,548	0.1962	\$4,866,208	\$111.69	Y
	13119 HERMITAGE	2.21	391	489L	7757.00	25010													
54	094-175-000-0005	A	C1	4957A	25		N	8/18/2022	V	X	Q	\$775,000	1.0560	\$818,400	8,548	0.1962	\$4,171,254	\$95.74	Y
	13119 HERMITAGE	2.21	391	489L	7757.00	25010													
55	071-033-001-0001	A	F1	5055A	01		210016463	1/7/2021	V	V	Q	\$275,000	1.0741	\$295,387	10,001	0.2296	\$1,286,529	\$29.54	Y
	8637 ANTELOPE	2.22	101	490Y	5909.00	0													
56	090-024-000-0020	A	A1	4957A	25		N	1/5/2021	V	X	Q	\$470,000	1.0000	\$470,000	9,130	0.2096	\$2,242,367	\$51.48	Y
	12806 FIGARO	2.22	391	489H	7768.00	25012													
57	090-025-000-0011	A	A3	4957A	25		N	4/30/2021	Q	CD	Q	\$695,000 *	1.0000	\$695,000	28,704	0.6589	\$1,054,788	\$24.21	Y
	339 ELECTRA	2.23	391	489G	7769.00	25012													
58	145-525-001-0001	A	C1	5056D	01	Minor Corner	210359321	6/25/2021	V	CR	U	\$14,927,000	1.0000	\$14,927,000	938,979	21.5560	\$692,475	\$15.90	Y
	8521 RISING STREAM	2.23	5009	490Y	4302.26	0													
59	103-085-000-0001	A	C1	5056B	25		N	4/15/2021	V	X	Q	\$1,650,000 *	1.0000	\$1,650,000	43,429	0.9970	\$1,654,965	\$37.99	Y
	32 STILLFOREST	2.26	392	490Q	7822.00	25501													
60	094-208-000-0001	A	A1	4957A	25		N	1/8/2021	V	CD	Q	\$945,000 *	1.0000	\$945,000	43,040	0.9881	\$956,381	\$21.96	Y
	13006 INDIAN CREEK	2.26	391	489G	7757.00	25010													



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	PROPERTY LOCATION	DISTANCE	MKT AREA	KEY MAP	NBHD	NBHD GRP	Y/N												
S	093-192-000-0058	A	A1	4956D	25										8,015	0.1840			
	10027 WICKERSHAM LN	N/A	100	489V	7947.00	1117													
61	103-227-000-0004	A	A3	5057C	25		N	9/24/2021	V	CD	Q	\$2,150,000	1.0000	\$2,150,000	41,000	0.9413	\$2,284,075	\$52.44	Y
	11506 HABERSHAM	2.26	392	490L	7826.00	25501													
62	145-720-001-0001	A	C2	5055A	01		210396549 N	7/12/2021	V	CR	Q	\$450,000	1.0476	\$471,422	15,120	0.3471	\$1,358,174	\$31.18	Y
	8622 LIPAN	2.29	101	490Y	5909.00	0													
63	084-412-000-0005	A	C1	4957B	25		N	3/10/2021	V	X	Q	\$1,200,000	1.0000	\$1,200,000	23,094	0.5301	\$2,263,724	\$51.96	Y
	12514 OVERCUP	2.29	391	489H	7763.00	25013													
64	041-028-008-0007	A	C3	5056A	25		N	2/17/2022	V	CD	Q	\$2,122,000 *	0.0000	\$2,122,000	50,400	1.1571	\$1,833,895	\$42.10	Y
	45 STILLFOREST	2.29	392	490Q	7822.00	25501													
65	084-507-000-0001	A	A1	4957A	25		N	5/6/2021	V	X	Q	\$580,000 *	1.0000	\$580,000	17,885	0.4106	\$1,412,567	\$32.43	Y
	13143 BOHEME	2.34	391	489L	7757.02	25010													
66	084-503-000-0008	A	A1	4957A	25		N	4/29/2021	V	CD	Q	\$865,000	1.0000	\$865,000	16,479	0.3783	\$2,286,545	\$52.49	Y
	13102 HIGHWOOD	2.40	391	489G	7757.02	25010													
67	091-434-000-0009	A	A3	5057A	25		N	5/14/2021	Q	CD	Q	\$1,935,000	1.0000	\$1,935,000	40,000	0.9183	\$2,107,155	\$48.38	N
	11 LIBERTY BELL	2.43	392	490K	7892.01	25601													
68	084-503-000-0014	A	A1	4957A	25		N	4/5/2021	V	CD	Q	\$804,130	1.0000	\$804,130	14,100	0.3237	\$2,484,183	\$57.03	Y
	13130 HIGHWOOD	2.45	391	489G	7757.02	25010													
69	090-447-000-0011	A	C1	4957B	25		N	5/25/2022	V	CD	Q	\$1,445,000	1.0357	\$1,496,587	20,155	0.4627	\$3,234,465	\$74.25	Y
	11906 COBBLESTONE	2.45	392	490F	7886.00	25601													
70	120-200-002-0010	A	C1	4855B	08		N	5/14/2021	V	X	Q	\$330,000 *	1.0000	\$330,000	11,200	0.2571	\$1,283,547	\$29.46	Y
	3038 ROSEMARY PARK	2.47	271	489W	683.04	8002													
71	080-617-000-0020	A	C1	5057D	25		N	12/9/2022	V	CD	Q	\$1,025,000 *	1.0051	\$1,030,228	26,500	0.6083	\$1,693,618	\$38.88	Y
	11320 MEMORIAL	2.48	392	490Q	7834.00	25501													
72	085-420-000-0002	A	A1	4957A	25		N	10/29/2021	V	X	Q	\$383,000 *	1.0000	\$383,000	11,760	0.2700	\$1,418,519	\$32.57	Y
	12906 MEMORIAL	2.54	391	489G	7719.01	25012													



Official Government Document
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Harris Central Appraisal District

CONFIDENTIAL VACANT LAND SALES TRANSACTIONS SORTED BY DISTANCE FROM SUBJECT

2023

#	ACCOUNT	PARCEL STATUS	ST CLS	FACET	ISD	SPECIAL CHAR.	SALE ID REL	SALE DATE	S R C	V L D	Q L F	SALE PRICE	TIME ADJ PCT	TIME ADJ	SQ FT	ACREAGE	SALE \$ / AC	SALE \$ / SF	C N F
	PROPERTY LOCATION	DISTANCE	MKT AREA	KEY MAP	NBHD	NBHD GRP	Y/N												
S	093-192-000-0058	A	A1	4956D	25										8,015	0.1840			
	10027 WICKERSHAM LN	N/A	100	489V	7947.00	1117													
73	095-045-000-0007	A	C1	4958D	25		N	8/17/2022	V	CD	Q	\$820,000	1.0560	\$865,920	8,124	0.1865	\$4,643,003	\$106.59	Y
	12454 WOODTHORPE	2.57	391	489H	7765.00	25013													
74	095-160-000-0002	A	C1	4957B	25		N	1/9/2023	V	X	Q	\$1,450,000 *	1.0000	\$1,450,000	25,874	0.5939	\$2,441,488	\$56.04	Y
	635 KNIPP	2.57	392	490F	7886.00	25601													
75	085-420-000-0009	A	A1	4957A	25		N	5/13/2021	V	X	Q	\$550,000 *	1.0000	\$550,000	13,020	0.2989	\$1,840,080	\$42.24	Y
	12934 MEMORIAL	2.58	391	489G	7719.01	25012													
76	096-337-000-0003	A	A1	5057D	25		N	8/20/2021	V	X	Q	\$1,572,500	1.0000	\$1,572,500	35,520	0.8154	\$1,928,501	\$44.27	Y
	3 FARNHAM PARK	2.61	392	490R	7847.00	25501													

Source Codes :

A - Fee Appraisal Comps
C - Closing Statement
F - Field Check
H - Hearings
O - Online (Administrative Only)
R - Real Estate Agent
V - Vendor

B - Builder
D - Deed
G - Grantor / Grantee
M - Miscellaneous (Add Sale Note)
Q - Questionnaire
S - Real Estate Agent (Online)
Z - Fee Appraisal Value (Analyst Only)

Validity Codes :

A - Value From Fee Appraisal
B - Bulk lots or Multiple Accounts
CA - Imps: Addtn, Remodel, Use change
CC - Land Size: Combo w/accts not in sale
CN - Imps: N/C on Vacant Site
CS - Land size: Splitout
FD - Foreclosure - Damaged
IA - Invalid Auction - Tax Sale
IC - Invalid Corporate Sale
IF - Invalid Foreclosure
IL - Invalid Leaseback/Tenant Purchase
IN - Invalid Not on Open Market
IS - Invalid Multiple Res Bldgs
L - Listing or Asking Price
S - Multiple Residential Bldgs
V - Confirmed
AC - Atypical Condition
BO - Building Only
CB - Both Land and Imp Changes
CD - Imps: Imps Demo'd After Sale
CR - Land size: Platted into Subdivision
FC - Foreclosure - Change After Sale
FP - Foreclosure Proceedings
IB - Invalid Bulk or Multiple
IE - Invalid Estate Sale
IG - Invalid Ground Leased
IM - Invalid Miscellaneous (Sales Note Required)
IO - Invalid Outlier (Analyst Only)
IT - Invalid Company or Family Transfer
P - Pending Verification
SS - Sold as Shell building
X - Not Confirmed

Qualified Codes :

Q - Qualified
U - Unqualified
P - Pending

Parcel Status Codes :

A - Active (active this year) D - Inactive Next Year (active this year) N - New for Next Year (inactive this year) X - Inactive (inactive this year)

* Land Influence Applied

The sales information contained in this document was acquired from sources other than the Houston Association of Realtors, its Multiple Listing Service (MLS), or Commercial Listing Service (CMLS).

The list above contains information that is confidential under Sec. 552.149, Government Code. Neither the property owner nor an owner's agent may disclose this information to third parties. The information may not be used for any purpose except as evidence or argument at the hearing on the protest for which the information was provided.

* The Harris Central Appraisal District plans to introduce information available through Google Maps and Google Earth, including but not limited to; maps, satellite imagery, street level photography, geographical and topographical detail, and webcam images. These items may be accessed on the internet or in our information center at <http://maps.google.com/maps>.

ADJUSTMENT CALCULATION

Building 1 (Less Lump Sum Adjustment)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	Dollar
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	Adj
TTL Cost Factor	\$307,976	119	114	\$295,036	(\$12,940)
Remodel	\$295,036	2.00	2.00	\$295,036	\$0
Grade	\$295,036	1.29	1.29	\$295,036	\$0
Size Index	\$295,036	0.83	0.84	\$298,591	\$3,555
Nbhd Factor	\$298,591	1.00	1.00	\$298,591	\$0
Percent Good	\$298,591	0.54	0.63	\$348,356	\$49,765
	<u>Subject</u>	<u>Less:</u>	<u>Mult By:</u>		
	<u>Living Area</u>	<u>Comp Living Area</u>	<u>Adj \$ PSF</u>		
Size	2,142	2,368	\$147.11		(\$33,247)

Lump Sum Adjustment (Building 1)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	
Remodel	\$11,310	2.00	2.00	\$11,310	
Grade	\$11,310	1.29	1.29	\$11,310	
Nbhd Factor	\$11,310	1.00	1.00	\$11,310	
Percent Good	\$11,310	0.54	0.63	\$13,195	
	<u>Subject Value</u>	<u>Less:</u>			
	<u>Mult By Percent Good</u>	<u>New Comp Adj</u>			
	<u>Imp Mkt Trended Cost</u>				
Lump Sum	\$18,864	\$13,195			\$5,669
Sub Area Difference		(Porches, Patios, Attached Garages, etc.)			(\$2,500)
	<u>Subject</u>	<u>Less:</u>			
	<u>Value</u>	<u>Comp Value</u>			
Land	\$360,338	\$390,938			(\$30,600)
Extra Features	\$22,237	\$3,917			\$18,320
Other Improvements	\$0	\$0			\$0

Net Adjustment Including Land: (\$1,978)

EXTRA FEATURES VALUE CALCULATION

Subject Account 093-192-000-0058				Comparable Account 093-198-000-0216			
Description	Year	Condition	Value	Description	Year	Condition	Value
Frame Detached Garage	1963	Average	\$4,777	Gunite Pool	1974	Average	\$3,917
Solar Photovoltaic Panel	2022	Average	\$17,460				
Extra Features Value :			\$22,237	Extra Features Value :			\$3,917

ADJUSTED NOTICED VALUE CALCULATION

Description	Value
Total Noticed Market Value	\$714,140
Less : Net Adjustment Value From Above	(\$1,978)
Adjusted Noticed Value :	\$712,162

The values included in the Adjustment Calculations may or may not correspond with the noticed market values. For the purpose of determining the appropriate value adjustments, HCAD utilizes the costs associated with the data characteristics in our Computer Assisted Mass Appraisal System (CAMA).



ADJUSTMENT CALCULATION

Building 1 (Less Lump Sum Adjustment)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	Dollar
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	Adj
TTL Cost Factor	\$337,646	114	114	\$337,646	\$0
Remodel	\$337,646	2.00	2.00	\$337,646	\$0
Grade	\$337,646	1.29	1.29	\$337,646	\$0
Size Index	\$337,646	0.84	0.84	\$337,646	\$0
Nbhd Factor	\$337,646	1.00	1.00	\$337,646	\$0
Percent Good	\$337,646	0.63	0.63	\$337,646	\$0

	Subject	Less:	Mult By:	
	Living Area	Comp Living Area	Adj \$ PSF	
Size	2,142	2,213	\$152.57	(\$10,833)

Lump Sum Adjustment (Building 1)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost
Remodel	\$13,195	2.00	2.00	\$13,195
Grade	\$13,195	1.29	1.29	\$13,195
Nbhd Factor	\$13,195	1.00	1.00	\$13,195
Percent Good	\$13,195	0.63	0.63	\$13,195

	Subject Value	Less:	
	Mult By Percent Good	New Comp Adj	
	Imp Mkt Trended Cost		
Lump Sum	\$18,864	\$13,195	\$5,669

Sub Area Difference	(Porches, Patios, Attached Garages, etc.)	(\$14,799)
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	Subject	Less:	
	Value	Comp Value	
Land	\$360,338	\$354,645	\$5,693
Extra Features	\$22,237	\$0	\$22,237
Other Improvements	\$0	\$0	\$0

Net Adjustment Including Land: \$7,967

EXTRA FEATURES VALUE CALCULATION

Subject Account 093-192-000-0058				Comparable Account 093-193-000-0073			
Description	Year	Condition	Value	Description	Year	Condition	Value
Frame Detached Garage	1963	Average	\$4,777	No extra features exist for this account.			
Solar Photovoltaic Panel	2022	Average	\$17,460				
Extra Features Value :			\$22,237				

ADJUSTED NOTICED VALUE CALCULATION

Description	Value
Total Noticed Market Value	\$705,486
Add : Net Adjustment Value From Above	\$7,967
Adjusted Noticed Value :	\$713,453

The values included in the Adjustment Calculations may or may not correspond with the noticed market values. For the purpose of determining the appropriate value adjustments, HCAD utilizes the costs associated with the data characteristics in our Computer Assisted Mass Appraisal System (CAMA).

ADJUSTMENT CALCULATION									
Building 1 (Less Lump Sum Adjustment)									
<u>Type</u>	<u>Comp Adj</u>		<u>Div By :</u>	<u>Mult By :</u>	<u>New Comp Adj</u>		<u>Dollar</u>		
<u>Adj</u>	<u>Imp Mkt Trended Cost</u>		<u>Comp Factor</u>	<u>Subj Factor</u>	<u>Imp Mkt Trended Cost</u>		<u>Adj</u>		
TTL Cost Factor	\$330,712		119	114	\$316,817		(\$13,895)		
Remodel	\$316,817		2.00	2.00	\$316,817		\$0		
Grade	\$316,817		1.29	1.29	\$316,817		\$0		
Size Index	\$316,817		0.84	0.84	\$316,817		\$0		
Nbhd Factor	\$316,817		1.00	1.00	\$316,817		\$0		
Percent Good	\$316,817		0.62	0.63	\$321,927		\$5,110		
	<u>Subject</u>		<u>Less:</u>	<u>Mult By:</u>					
	<u>Living Area</u>		<u>Comp Living Area</u>	<u>Adj \$ PSF</u>					
Size	2,142		2,265	\$142.13			(\$17,482)		
Lump Sum Adjustment (Building 1)									
<u>Type</u>	<u>Comp Adj</u>		<u>Div By :</u>	<u>Mult By :</u>	<u>New Comp Adj</u>				
<u>Adj</u>	<u>Imp Mkt Trended Cost</u>		<u>Comp Factor</u>	<u>Subj Factor</u>	<u>Imp Mkt Trended Cost</u>				
Remodel	\$17,170		2.00	2.00	\$17,170				
Grade	\$17,170		1.29	1.29	\$17,170				
Nbhd Factor	\$17,170		1.00	1.00	\$17,170				
Percent Good	\$17,170		0.62	0.63	\$17,447				
	<u>Subject Value</u>		<u>Less:</u>	<u>Mult By:</u>					
	<u>Mult By Percent Good</u>		<u>New Comp Adj</u>	<u>Imp Mkt Trended Cost</u>					
Lump Sum	\$18,864		\$17,447				\$1,417		
Sub Area Difference			(Porches, Patios, Attached Garages, etc.)				\$9,949		
	<u>Subject</u>		<u>Less:</u>						
	<u>Value</u>		<u>Comp Value</u>						
Land	\$360,338		\$376,223			(\$15,885)			
Extra Features	\$22,237		\$4,777			\$17,460			
Other Improvements	\$0		\$0			\$0			
Net Adjustment Including Land:							(\$13,326)		
EXTRA FEATURES VALUE CALCULATION									
Subject Account 093-192-000-0058					Comparable Account 093-198-000-0232				
<u>Description</u>	<u>Year</u>	<u>Built</u>	<u>Condition</u>	<u>Value</u>	<u>Description</u>	<u>Year</u>	<u>Built</u>	<u>Condition</u>	<u>Value</u>
Frame Detached Garage	1963	Average		\$4,777	Frame Detached Garage	1963	Average		\$4,777
Solar Photovoltaic Panel	2022	Average		\$17,460					
Extra Features Value :				\$22,237	Extra Features Value :				\$4,777
ADJUSTED NOTICED VALUE CALCULATION									
<u>Description</u>									<u>Value</u>
Total Noticed Market Value									\$728,883
Less : Net Adjustment Value From Above									(\$13,326)
Adjusted Noticed Value :									\$715,557

The values included in the Adjustment Calculations may or may not correspond with the noticed market values. For the purpose of determining the appropriate value adjustments, HCAD utilizes the costs associated with the data characteristics in our Computer Assisted Mass Appraisal System (CAMA).



ADJUSTMENT CALCULATION

Building 1 (Less Lump Sum Adjustment)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	Dollar
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	Adj
TTL Cost Factor	\$325,100	114	114	\$325,100	\$0
Remodel	\$325,100	2.00	2.00	\$325,100	\$0
Grade	\$325,100	1.29	1.29	\$325,100	\$0
Size Index	\$325,100	0.85	0.84	\$321,275	(\$3,825)
Nbhd Factor	\$321,275	1.00	1.00	\$321,275	\$0
Percent Good	\$321,275	0.64	0.63	\$316,255	(\$5,020)

	Subject	Less:	Mult By:	
	Living Area	Comp Living Area	Adj \$ PSF	
Size	2,142	2,012	\$157.18	\$20,434

Lump Sum Adjustment (Building 1)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost
Remodel	\$13,404	2.00	2.00	\$13,404
Grade	\$13,404	1.29	1.29	\$13,404
Nbhd Factor	\$13,404	1.00	1.00	\$13,404
Percent Good	\$13,404	0.64	0.63	\$13,195

	Subject Value	Less:	
	Mult By Percent Good	New Comp Adj	
	Imp Mkt Trended Cost		
Lump Sum	\$18,864	\$13,195	\$5,669

Sub Area Difference	(Porches, Patios, Attached Garages, etc.)	(\$22,477)
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	Subject	Less:	
	Value	Comp Value	
Land	\$360,338	\$369,000	(\$8,662)
Extra Features	\$22,237	\$0	\$22,237
Other Improvements	\$0	\$0	\$0

Net Adjustment Including Land: \$8,356

EXTRA FEATURES VALUE CALCULATION

Subject Account 093-192-000-0058				Comparable Account 093-198-000-0235			
Description	Year	Condition	Value	Description	Year	Condition	Value
Frame Detached Garage	1963	Average	\$4,777	No extra features exist for this account.			
Solar Photovoltaic Panel	2022	Average	\$17,460				
Extra Features Value :			\$22,237				

ADJUSTED NOTICED VALUE CALCULATION

Description	Value
Total Noticed Market Value	\$707,504
Add : Net Adjustment Value From Above	\$8,356
Adjusted Noticed Value :	\$715,860

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ADJUSTMENT CALCULATION

Building 1 (Less Lump Sum Adjustment)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	Dollar
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	Adj
TTL Cost Factor	\$346,540	114	114	\$346,540	\$0
Remodel	\$346,540	2.00	2.00	\$346,540	\$0
Grade	\$346,540	1.29	1.29	\$346,540	\$0
Size Index	\$346,540	0.84	0.84	\$346,540	\$0
Nbhd Factor	\$346,540	1.00	1.00	\$346,540	\$0
Percent Good	\$346,540	0.70	0.63	\$311,886	(\$34,654)

	Subject	Less:	Mult By:	
	Living Area	Comp Living Area	Adj \$ PSF	
Size	2,142	2,131	\$146.36	\$1,610

Lump Sum Adjustment (Building 1)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost
Remodel	\$14,661	2.00	2.00	\$14,661
Grade	\$14,661	1.29	1.29	\$14,661
Nbhd Factor	\$14,661	1.00	1.00	\$14,661
Percent Good	\$14,661	0.70	0.63	\$13,195

	Subject Value	Less:	
	Mult By Percent Good	New Comp Adj	
	Imp Mkt Trended Cost		
Lump Sum	\$18,864	\$13,195	\$5,669

Sub Area Difference	(Porches, Patios, Attached Garages, etc.)	\$1,024
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	Subject	Less:	
	Value	Comp Value	
Land	\$360,338	\$367,425	(\$7,087)
Extra Features	\$22,237	\$9,008	\$13,229
Other Improvements	\$0	\$0	\$0

Net Adjustment Including Land: (\$20,209)

EXTRA FEATURES VALUE CALCULATION

Subject Account 093-192-000-0058				Comparable Account 093-198-000-0238			
Description	Year	Condition	Value	Description	Year	Condition	Value
Frame Detached Garage	1963	Average	\$4,777	Frame Detached Garage	1969	Average	\$3,847
Solar Photovoltaic Panel	2022	Average	\$17,460	Gunite Pool	2003	Average	\$5,161
Extra Features Value :			\$22,237	Extra Features Value :			\$9,008

ADJUSTED NOTICED VALUE CALCULATION

Description	Value
Total Noticed Market Value	\$737,634
Less : Net Adjustment Value From Above	(\$20,209)
Adjusted Noticed Value :	\$717,425

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ADJUSTMENT CALCULATION

Building 1 (Less Lump Sum Adjustment)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	Dollar
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	Adj
TTL Cost Factor	\$270,882	114	114	\$270,882	\$0
Remodel	\$270,882	1.75	2.00	\$309,579	\$38,697
Grade	\$309,579	1.29	1.29	\$309,579	\$0
Size Index	\$309,579	0.85	0.84	\$305,937	(\$3,642)
Nbhd Factor	\$305,937	1.00	1.00	\$305,937	\$0
Percent Good	\$305,937	0.63	0.63	\$305,937	\$0
	<u>Subject</u>	<u>Less:</u>	<u>Mult By:</u>		
	<u>Living Area</u>	<u>Comp Living Area</u>	<u>Adj \$ PSF</u>		
Size	2,142	2,073	\$147.58		\$10,183

Lump Sum Adjustment (Building 1)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	
Remodel	\$14,026	1.75	2.00	\$16,030	
Grade	\$16,030	1.29	1.29	\$16,030	
Nbhd Factor	\$16,030	1.00	1.00	\$16,030	
Percent Good	\$16,030	0.63	0.63	\$16,030	
	<u>Subject Value</u>	<u>Less:</u>			
	<u>Mult By Percent Good</u>	<u>New Comp Adj</u>			
	<u>Imp Mkt Trended Cost</u>				
Lump Sum	\$18,864	\$16,030			\$2,834
Sub Area Difference		(Porches, Patios, Attached Garages, etc.)			(\$737)
	<u>Subject</u>	<u>Less:</u>			
	<u>Value</u>	<u>Comp Value</u>			
Land	\$360,338	\$379,013			(\$18,675)
Extra Features	\$22,237	\$4,777			\$17,460
Other Improvements	\$0	\$0			\$0

Net Adjustment Including Land: **\$46,120**

Absolute Gross Adjustment of Improvements: **\$73,553**

EXTRA FEATURES VALUE CALCULATION

Subject Account 093-192-000-0058				Comparable Account 093-198-000-0223			
Description	Year	Condition	Value	Description	Year	Condition	Value
Frame Detached Garage	1963	Average	\$4,777	Frame Detached Garage	1963	Average	\$4,777
Solar Photovoltaic Panel	2022	Average	\$17,460				
Extra Features Value :			\$22,237	Extra Features Value :			\$4,777

ADJUSTED SALE PRICE CALCULATION

Sale Date	Source	Validity	Confidential	Sale Price	Time Adj Sale Price
11/15/2022	V : Vendor	X : Not Confirmed	Yes	\$645,000	\$649,128
Add Net Adjustment Value From Above :					\$46,120
Adjusted Sale Price :					\$695,248

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ADJUSTMENT CALCULATION

Building 1 (Less Lump Sum Adjustment)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	Dollar
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	Adj
TTL Cost Factor	\$313,163	119	114	\$300,005	(\$13,158)
Remodel	\$300,005	1.75	2.00	\$342,863	\$42,858
Grade	\$342,863	1.29	1.29	\$342,863	\$0
Size Index	\$342,863	0.84	0.84	\$342,863	\$0
Nbhd Factor	\$342,863	1.00	1.00	\$342,863	\$0
Percent Good	\$342,863	0.66	0.63	\$327,278	(\$15,585)
	<u>Subject</u>	<u>Less:</u>	<u>Mult By:</u>		
	<u>Living Area</u>	<u>Comp Living Area</u>	<u>Adj \$ PSF</u>		
Size	2,142	2,107	\$155.33		\$5,437

Lump Sum Adjustment (Building 1)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	
Remodel	\$14,694	1.75	2.00	\$16,793	
Grade	\$16,793	1.29	1.29	\$16,793	
Nbhd Factor	\$16,793	1.00	1.00	\$16,793	
Percent Good	\$16,793	0.66	0.63	\$16,030	
	<u>Subject Value</u>	<u>Less:</u>			
	<u>Mult By Percent Good</u>	<u>New Comp Adj</u>			
	<u>Imp Mkt Trended Cost</u>				
Lump Sum	\$18,864	\$16,030			\$2,834
Sub Area Difference		(Porches, Patios, Attached Garages, etc.)			(\$19,260)
	<u>Subject</u>	<u>Less:</u>			
	<u>Value</u>	<u>Comp Value</u>			
Land	\$360,338	\$378,360			(\$18,022)
Extra Features	\$22,237	\$840			\$21,397
Other Improvements	\$0	\$0			\$0

Net Adjustment Including Land: **\$6,501**

Absolute Gross Adjustment of Improvements: **\$120,529**

EXTRA FEATURES VALUE CALCULATION

Subject Account 093-192-000-0058				Comparable Account 093-199-000-0274			
Description	Year	Condition	Value	Description	Year	Condition	Value
Frame Detached Garage	1963	Average	\$4,777	Frame Utility Shed	2000	Average	\$840
Solar Photovoltaic Panel	2022	Average	\$17,460				
Extra Features Value :			\$22,237	Extra Features Value :			\$840

ADJUSTED SALE PRICE CALCULATION

Sale Date	Source	Validity	Confidential	Sale Price	Time Adj Sale Price
11/4/2022	V : Vendor	X : Not Confirmed	Yes	\$645,000	\$653,256
Add Net Adjustment Value From Above :					\$6,501
Adjusted Sale Price :					\$659,757

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ADJUSTMENT CALCULATION

Building 1 (Less Lump Sum Adjustment)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	Dollar
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	Adj
TTL Cost Factor	\$307,976	119	114	\$295,036	(\$12,940)
Remodel	\$295,036	2.00	2.00	\$295,036	\$0
Grade	\$295,036	1.29	1.29	\$295,036	\$0
Size Index	\$295,036	0.83	0.84	\$298,591	\$3,555
Nbhd Factor	\$298,591	1.00	1.00	\$298,591	\$0
Percent Good	\$298,591	0.54	0.63	\$348,356	\$49,765

	Subject	Less:	Mult By:	
	Living Area	Comp Living Area	Adj \$ PSF	
Size	2,142	2,368	\$147.11	(\$33,247)

Lump Sum Adjustment (Building 1)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost
Remodel	\$11,310	2.00	2.00	\$11,310
Grade	\$11,310	1.29	1.29	\$11,310
Nbhd Factor	\$11,310	1.00	1.00	\$11,310
Percent Good	\$11,310	0.54	0.63	\$13,195

	Subject Value	Less:	
	Mult By Percent Good	New Comp Adj	
	Imp Mkt Trended Cost		
Lump Sum	\$18,864	\$13,195	\$5,669

Sub Area Difference	(Porches, Patios, Attached Garages, etc.)	(\$2,500)
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	Subject Value	Less:	
		Comp Value	
Land	\$360,338	\$390,938	(\$30,600)
Extra Features	\$22,237	\$3,917	\$18,320
Other Improvements	\$0	\$0	\$0

Net Adjustment Including Land: **(\$1,978)**

Absolute Gross Adjustment of Improvements: **\$125,996**

EXTRA FEATURES VALUE CALCULATION

Subject Account 093-192-000-0058				Comparable Account 093-198-000-0216			
Description	Year	Condition	Value	Description	Year	Condition	Value
Frame Detached Garage	1963	Average	\$4,777	Gunite Pool	1974	Average	\$3,917
Solar Photovoltaic Panel	2022	Average	\$17,460				
Extra Features Value :			\$22,237	Extra Features Value :			\$3,917

ADJUSTED SALE PRICE CALCULATION

Sale Date	Source	Validity	Confidential	Sale Price	Time Adj Sale Price
5/25/2022	V : Vendor	X : Not Confirmed	Yes	\$624,000	\$651,955
				Less Net Adjustment Value From Above :	(\$1,978)
				Adjusted Sale Price :	\$649,977

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ADJUSTMENT CALCULATION

Building 1 (Less Lump Sum Adjustment)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	Dollar
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	Adj
TTL Cost Factor	\$273,331	119	114	\$261,846	(\$11,485)
Remodel	\$261,846	1.75	2.00	\$299,253	\$37,407
Grade	\$299,253	1.29	1.29	\$299,253	\$0
Size Index	\$299,253	0.84	0.84	\$299,253	\$0
Nbhd Factor	\$299,253	1.00	1.00	\$299,253	\$0
Percent Good	\$299,253	0.63	0.63	\$299,253	\$0
	<u>Subject</u>	<u>Less:</u>	<u>Mult By:</u>		
	<u>Living Area</u>	<u>Comp Living Area</u>	<u>Adj \$ PSF</u>		
Size	2,142	2,101	\$142.43		\$5,840

Lump Sum Adjustment (Building 1)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	
Remodel	\$15,266	1.75	2.00	\$17,447	
Grade	\$17,447	1.29	1.29	\$17,447	
Nbhd Factor	\$17,447	1.00	1.00	\$17,447	
Percent Good	\$17,447	0.63	0.63	\$17,447	
	<u>Subject</u>	<u>Less:</u>			
	<u>Value</u>	<u>New Comp Adj</u>			
	<u>Mult By Percent Good</u>	<u>Imp Mkt Trended Cost</u>			
Lump Sum	\$18,864	\$17,447			\$1,417
Sub Area Difference		(Porches, Patios, Attached Garages, etc.)			\$10,255
	<u>Subject</u>	<u>Less:</u>			
	<u>Value</u>	<u>Comp Value</u>			
Land	\$360,338	\$355,950			\$4,388
Extra Features	\$22,237	\$4,788			\$17,449
Other Improvements	\$0	\$0			\$0

Net Adjustment Including Land: **\$65,271**

Absolute Gross Adjustment of Improvements: **\$83,853**

EXTRA FEATURES VALUE CALCULATION

Subject Account 093-192-000-0058				Comparable Account 093-194-000-0110			
Description	Year	Condition	Value	Description	Year	Condition	Value
Frame Detached Garage	1963	Average	\$4,777	Frame Detached Garage	1963	Average	\$4,788
Solar Photovoltaic Panel	2022	Average	\$17,460				
Extra Features Value :			\$22,237	Extra Features Value :			\$4,788

ADJUSTED SALE PRICE CALCULATION

Sale Date	Source	Validity	Confidential	Sale Price	Time Adj Sale Price
5/11/2022	V : Vendor	X : Not Confirmed	Yes	\$631,000	\$663,307
Add Net Adjustment Value From Above :					\$65,271
Adjusted Sale Price :					\$728,578

The list above contains information that is confidential under Sec. 552.148, Government Code. Neither the property owner nor an owner's agent may disclose this information to third parties. The information may not be used for any purpose except as evidence or argument at the hearing on the protest for which the information was provided.

The values included in the Adjustment Calculations may or may not correspond with the noticed market values. For the purpose of determining the appropriate value adjustments, HCAD utilizes the costs associated with the data characteristics in our Computer Assisted Mass Appraisal System (CAMA).



ADJUSTMENT CALCULATION

Building 1 (Less Lump Sum Adjustment)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj	Dollar
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost	Adj
TTL Cost Factor	\$379,589	119	114	\$363,640	(\$15,949)
Remodel	\$363,640	2.00	2.00	\$363,640	\$0
Grade	\$363,640	1.29	1.29	\$363,640	\$0
Size Index	\$363,640	0.80	0.84	\$381,822	\$18,182
Nbhd Factor	\$381,822	1.00	1.00	\$381,822	\$0
Percent Good	\$381,822	0.63	0.63	\$381,822	\$0

	Subject	Less:	Mult By:	
	Living Area	Comp Living Area	Adj \$ PSF	
Size	2,142	2,735	\$139.61	(\$82,786)

Lump Sum Adjustment (Building 1)

Type	Comp Adj	Div By :	Mult By :	New Comp Adj
Adj	Imp Mkt Trended Cost	Comp Factor	Subj Factor	Imp Mkt Trended Cost
Remodel	\$17,445	2.00	2.00	\$17,445
Grade	\$17,445	1.29	1.29	\$17,445
Nbhd Factor	\$17,445	1.00	1.00	\$17,445
Percent Good	\$17,445	0.63	0.63	\$17,445

	Subject Value	Less:	
	Mult By Percent Good	New Comp Adj	
	Imp Mkt Trended Cost		
Lump Sum	\$18,864	\$17,445	\$1,419

Sub Area Difference	(Porches, Patios, Attached Garages, etc.)	\$15,496
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	Subject Value	Less:	
	Value	Comp Value	
Land	\$360,338	\$396,180	(\$35,842)
Extra Features	\$22,237	\$10,431	\$11,806
Other Improvements	\$0	\$0	\$0

Net Adjustment Including Land: **(\$87,674)**

Absolute Gross Adjustment of Improvements: **\$145,638**

EXTRA FEATURES VALUE CALCULATION

Subject Account 093-192-000-0058				Comparable Account 093-202-000-0340			
Description	Year	Condition	Value	Description	Year	Condition	Value
Frame Detached Garage	1963	Average	\$4,777	Frame Detached Garage	1974	Average	\$5,078
Solar Photovoltaic Panel	2022	Average	\$17,460	Gunite Pool	1974	Average	\$5,353
Extra Features Value :			\$22,237	Extra Features Value :			\$10,431

ADJUSTED SALE PRICE CALCULATION

Sale Date	Source	Validity	Confidential	Sale Price	Time Adj Sale Price
3/16/2022	V : Vendor	X : Not Confirmed	Yes	\$849,900	\$898,854
				Less Net Adjustment Value From Above :	(\$87,674)
				Adjusted Sale Price :	\$811,180

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HARRIS CENTRAL APPRAISAL DISTRICT
2023 MARKET TRENDED COST CALCULATION
FOR THE SUBJECT PROPERTY
ACCOUNT: 093-192-000-0058

PRINT DATE : 5/9/2023

Total Cost Factor (Foundation, Heating / AC, Exterior Wall)	1.14
	x
Remodel / Cost and Design Factor (Total)	2.00
	x
Grade Index (B)	1.29
	x
Size Index	0.84
	<hr/>
Total Adjustments (Rounded) :	2.47
	x
Neighborhood Factor (7947.00)	1.00
	x
Base Rate	\$89.00
	<hr/>
Adjusted Base Rate (Rounded) :	\$219.83
	x
Effective Area (SF)*	2,270
	+
Lump Sum Value**	\$29,943
	<hr/>
Adjusted Building Value (Rounded) :	\$528,957
	x
Percent Good (includes all forms of depreciation adjusted by percent complete)	0.63
	<hr/>
Market Trended Building Cost (Rounded) :	\$333,243
	+
Extra Features	\$22,237
	+
Other Buildings	\$0
	+
Land Value	\$360,338
	<hr/>
Total Market Trended Cost Value (Rounded) :	\$715,818

***Effective Area:** The sum of the entire first floor living area, a percentage of any additional living area, such as second story or lower level living area, and a portion of the non-living areas such as porches, attached garages, and patios. Only a portion of the non-living areas are included in the effective area since certain attached structures do not have as much contributory value as heated and cooled space. Rather than carrying a price per square foot value for each separate attached structure, HCAD's cost system utilizes percentages relative to the base value of the first floor living area. These percentages are determined through the analysis of market data and industry recognized cost data.

****Lump Sum Value:** The cost value attributed to "per-unit" items or items that are not dependent on the square footage of the improvement. They are items such as fireplaces, elevators, bathrooms and additional plumbing fixtures. The lump sum value is the base cost of these items multiplied by the grade index, cost and design factor, and the neighborhood factor.