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Harris Central Appraisal District

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
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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7	093-191-000-0009	A1	11/29/2022	V	X	Q	\$380,000	9,600	1971		1	B	Fair			1,891		Y
	10035 LOCKE LN	A1						\$316,800*										
			Time Adj Sale Price				\$382,432									Pct Adj	0.6400	
8	093-198-000-0223	A1	11/15/2022	V	X	Q	\$645,000	8,845	1963	2022	1	B	Very Good	92	1.75	2,073	G	\$4,777 Y
	10010 MEADOW LAKE LN	A1	12/30/2021	V	CA	U	\$440,000	\$379,013										Y
			Time Adj Sale Price				\$649,128									Pct Adj	0.6400	
9	093-199-000-0274	A1	11/4/2022	V	X	Q	\$645,000	8,816	1970	2017	1	B	Very Good	92	1.75	2,107	S	\$840 Y
	10030 OLYMPIA DR	A1						\$378,360										
			Time Adj Sale Price				\$653,256									Pct Adj	1.2800	
10	093-195-000-0137	A1	10/19/2022	V	X	Q	\$712,500	8,094	1974	2021	1	B	Very Good	92	1.75	2,056	P	\$3,623 Y
	10023 PIPING ROCK LN	A1	8/2/2021	V	CA	U	\$372,050	\$362,115									F	(\$8,168) Y
			Time Adj Sale Price				\$721,620									Pct Adj	1.2800	
11	103-489-000-1263	A1	10/19/2022	V	X	Q	\$740,000	9,157	1973	2009	1	B	Very Good	92	1.75	2,565		Y
	10103 INWOOD DR	A1						\$386,033										
			Time Adj Sale Price				\$749,472									Pct Adj	1.2800	
12	093-198-000-0245	A1	10/14/2022	V	X	Q	\$875,000	8,260	1964	2009	1	B	Very Good	93	2	3,050	G	\$4,911 Y
	10015 OLYMPIA DR	A1						\$365,850										
			Time Adj Sale Price				\$891,800									Pct Adj	1.9200	



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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
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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19	103-487-000-1136	A1	7/25/2022	V	X	Q	\$767,000	8,190	1973	2014	1	B	Very Good	92 1.75	2,593		Y
	10219 BRIAR ROSE DR	A1						\$364,275									
							Time Adj Sale Price	\$791,544					Pct Adj	3.2000			
20	093-200-000-0294	A1	7/19/2022	V	X	Q	\$1,434,425	9,882	2017		2	A-	Average	94 2	4,111	G	\$11,332 Y
	10010 CHEVY CHASE DR	A1						\$402,345								P	\$20,804
																K	\$6,175
							Time Adj Sale Price	\$1,480,327					Pct Adj	3.2000			
21	103-490-000-1281	A1	7/11/2022	Q	V	Q	\$550,000	9,376	1973	1995	1	B	Good	91 1.5	2,359	G	\$3,847 N
	10122 CHEVY CHASE DR	A1						\$390,960									
							Time Adj Sale Price	\$571,120					Pct Adj	3.8400			Notes : CASH SALE
22	103-494-000-1202	A1	6/30/2022	V	X	Q	\$745,000	11,000	1974	1992	1	B	Average	92 1.75	2,757		Y
	10222 MEADOW LAKE LN	A1						\$427,500	1974			C	Average		374		
							Time Adj Sale Price	\$773,608					Pct Adj	3.8400			
23	093-191-000-0001	A1	6/15/2022	V	CA	U	\$360,000	10,000	1974	2022	1	B	Average	91 1.5	1,861	G	\$4,932 Y
	10003 LOCKE LN	A1						\$303,750*									
							Time Adj Sale Price	\$373,824					Pct Adj	3.8400			Notes : PT RMDL AFTER SALE
24	093-193-000-0077	A1	6/14/2022	V	X	Q	\$563,000	8,775	1963	2022	1	B	Good	92 1.75	1,861	G	\$7,173 Y
	10050 WICKERSHAM LN	A1	12/17/2021	V	CA	U	\$410,000	\$377,438								F	(\$7,192) Y
							Time Adj Sale Price	\$588,222					Pct Adj	4.4800			



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25	093-199-000-0271	A1	6/8/2022	V	X	Q	\$724,350	9,720	1970	1995	1	B	Good	91	1.5	2,377		Y
	10018 OLYMPIA DR	A1						\$398,700										
			Time Adj Sale Price				\$756,801									Pct Adj	4.4800	
26	093-198-000-0216	A1	5/25/2022	V	X	Q	\$624,000	9,375	1961	2004	1	B	Good	93	2	2,368	P	\$3,917 Y
	2203 BRIARPARK DR	A1						\$390,938										
			Time Adj Sale Price				\$651,955									Pct Adj	4.4800	
27	093-192-000-0054	A1	5/18/2022	V	X	Q	\$505,000	8,651	1963	2012	1	B	Very Good	91	1.5	FOUNDATION REPAIRED	1,888	G \$4,777 Y
	10043 WICKERSHAM LN	A1						\$374,648								F (\$7,552)		
			Time Adj Sale Price				\$527,624									Pct Adj	4.4800	
28	093-191-000-0024	A1	5/16/2022	V	X	Q	\$720,000	8,906	1967	2015	1	B	Very Good	92	1.75	FOUNDATION REPAIRED	2,462	F (\$7,240) Y
	2410 BRIARBROOK DR	A1						\$380,385										
			Time Adj Sale Price				\$752,256									Pct Adj	4.4800	
29	093-194-000-0110	A1	5/11/2022	V	X	Q	\$631,000	7,910	1963	2019	1	B	Very Good	92	1.75		2,101	G \$4,788 Y
	10027 ELLA LEE LN	A1						\$355,950										
			Time Adj Sale Price				\$663,307									Pct Adj	5.1200	
30	093-201-000-0326	A1	5/6/2022	V	X	Q	\$650,000	9,120	1964	1997	1	B	Average	91	1.5		2,242	G \$4,932 Y
	10042 DEL MONTE DR	A1						\$385,200										
			Time Adj Sale Price				\$683,280									Pct Adj	5.1200	



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31	093-194-000-0096	A1	5/4/2022	V	X	Q	\$620,000	8,192	1963	2019	1	B	Good	91 1.5		2,146	G	\$4,932 Y
	10022 OVERBROOK LN	A1	8/18/2020	V	X	Q	\$487,000	\$364,320									P	\$5,484 Y
			Time Adj Sale Price		\$651,744			Pct Adj		5.1200								
32	093-194-000-0095	A1	4/13/2022	V	X	Q	\$537,500	7,991	1969	1999	1	B	Good	92 1.75		1,916	G	\$4,777 Y
	10018 OVERBROOK LN	A1						\$359,595										
			Time Adj Sale Price		\$568,460			Pct Adj		5.7600								
33	103-483-000-0381	A1	4/8/2022	V	X	Q	\$651,000	9,345	1973	2014	1	B	Good	91 1.5		2,396	G	\$5,396 Y
	10122 BRIAR ROSE DR	A1						\$390,263										
			Time Adj Sale Price		\$688,498			Pct Adj		5.7600								
34	093-202-000-0363	A1	3/22/2022	V	CA	U	\$490,000	9,120	1967	2022	1	B	Very Good	92 1.75		2,262	P	\$5,161 Y
	10003 BRIAR ROSE DR	A1						\$385,200										
			Time Adj Sale Price		\$518,224			Pct Adj		5.7600		Notes : RMDL AFTER SALE						
35	103-487-000-1163	A1	3/17/2022	V	X	Q	\$915,000	9,100	1973	2020	1	B	Very Good	92 1.75		2,543	G	\$104,077 Y
	10223 DEL MONTE DR	A1						\$384,750									P	\$3,917
																	K	\$4,750
			Time Adj Sale Price		\$967,704			Pct Adj		5.7600								
36	093-202-000-0340	A1	3/16/2022	V	X	Q	\$849,900	9,608	1963	2018	1	B	Very Good	93 2		2,735	G	\$5,078 Y
	10002 INWOOD DR	A1						\$396,180									P	\$5,353
			Time Adj Sale Price		\$898,854			Pct Adj		5.7600								



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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 \$6,636 Y
			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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43	093-192-000-0058	A1	1/24/2022	G	CA	U	\$680,000	8,015	1963	2021	1	B	Very Good	93	2	2,142	G	\$4,777 Y
	10027 WICKERSHAM LN	A1	6/28/2021	V	CA	U	\$392,500	\$360,338									E	\$17,460 Y
			Time Adj Sale Price		\$727,872		Pct Adj		7.0400		Notes : SOLAR PANELS ADDED AFTER SALE							
44	093-193-000-0079	A1	1/13/2022	Q	V	Q	\$533,500	8,783	1963		1	B	Good			2,194	G	\$4,932 Y
	10047 OVERBROOK LN	A1						\$377,618									S	\$1,540
			Time Adj Sale Price		\$574,473		Pct Adj		7.6800		Notes : CASH SALE							
45	103-491-000-1290	A1	1/10/2022	V	X	Q	\$711,800	9,421	1971	2014	1	B	Very Good	92	1.75	2,492	G	\$4,777 Y
	10110 OLYMPIA DR	A1						\$391,973										
			Time Adj Sale Price		\$766,466		Pct Adj		7.6800									
46	093-193-000-0090	A1	12/31/2021	V	X	Q	\$514,000	8,250	1963	2008	1	B	Good	92	1.75	1,792	P	\$4,942 Y
	10003 OVERBROOK LN	A1						\$365,625									O	\$1,580
			Time Adj Sale Price		\$514,000		Pct Adj		0.0000									
47	093-193-000-0073	A1	12/22/2021	V	X	Q	\$590,000	7,881	1963	2021	1	B	Very Good	93	2	2,213		Y
	10034 WICKERSHAM LN	A1	11/9/2020	V	CA	U	\$365,000	\$354,645										Y
			Time Adj Sale Price		\$590,000		Pct Adj		0.0000									
48	103-487-000-1150	A1	12/15/2021	V	X	Q	\$675,000	7,424	1973	2020	2	B	Very Good	92	1.75	2,627	P	\$4,113 Y
	10219 INWOOD DR	A1						\$354,125										
			Time Adj Sale Price		\$675,000		Pct Adj		0.0000									



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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	FOUNDATION REPAIRED	2,620 P F K	\$4,044 (\$7,560) \$270	Y
			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	Y
			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	Y
			Time Adj Sale Price	\$670,000		Pct Adj	0.0000											
52	093-198-000-0252 1903 BRIARPARK DR	A1 A1	11/22/2021 5/21/2020	C Q	X CD	Q Q	\$950,000 \$380,000	9,375 \$390,938	2021		2	A+	Average	94 2		4,826 G	\$53,593	N 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	Y
			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	Y
			Time Adj Sale Price	\$632,000		Pct Adj	0.0000											



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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			
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												



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

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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
67	103-487-000-1133	A1	7/2/2021	C	V	Q	\$639,000	16,250	1973	2019	2	B	Good	91 1.5		3,056	G	\$14,534 Y
	10226 BRIAR ROSE DR	A1						\$545,625									P	\$4,424
			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	A1	6/30/2021	V	X	Q	\$560,000	9,375	1967		1	B	Very Good			1,947	G	\$4,932 Y
	1815 BRIARPARK DR	A1						\$390,938										
			Time Adj Sale Price			\$560,000			Pct Adj	0.0000								
69	093-198-000-0239	A1	6/29/2021	Q	V	Q	\$560,000	8,833	1969		1	B	Good			1,968	P	\$5,161 Y
	10039 OLYMPIA DR	A1						\$378,743										
			Time Adj Sale Price			\$560,000			Pct Adj	0.0000								
70	093-198-000-0244	A1	6/29/2021	V	X	Q	\$675,000	9,000	1966	2021	1	B	Very Good	92 1.75		2,637	G	\$5,068 Y
	10019 OLYMPIA DR	A1	2/2/2021	V	CA	U	\$390,000	\$382,500										Y
			Time Adj Sale Price			\$675,000			Pct Adj	0.0000								
71	093-198-000-0266	A1	6/11/2021	V	X	Q	\$525,500	9,000	1964	2006	1	B	Good	91 1.5		1,984	G	\$4,932 Y
	1507 BRIARPARK DR	A1	8/4/2020	V	X	Q	\$486,500	\$382,500										Y
			Time Adj Sale Price			\$525,500			Pct Adj	0.0000								
72	093-199-000-0279	A1	6/11/2021	V	X	Q	\$654,000	9,120	1966	2006	1	B	Very Good	92 1.75		2,267		Y
	10050 OLYMPIA DR	A1						\$385,200										
			Time Adj Sale Price			\$654,000			Pct Adj	0.0000								



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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
73	103-494-000-1239	A1	6/2/2021	V	X	Q	\$485,000	9,520	1971		1	B	Good		FOUNDATION REPAIRED	2,566	F	(\$10,264) Y
	10202 ELLA LEE LN	A1						\$394,200										
			Time Adj Sale Price				\$485,000								Pct Adj	0.0000		
74	093-193-000-0080	A1	5/27/2021	V	X	Q	\$570,000	8,856	1963	2008	1	B	Very Good	92	1.75	2,176	G	\$4,932 Y
	10043 OVERBROOK LN	A1						\$379,260										
			Time Adj Sale Price				\$570,000								Pct Adj	0.0000		
75	093-204-000-0408	A1	5/27/2021	V	IF	U	\$395,000	9,348	1973	2018	2	B	Very Good	92	1.75	2,893		Y
	10034 BRIAR FOREST DR	A1						\$234,198*										
			Time Adj Sale Price				\$395,000								Pct Adj	0.0000		
76	093-203-000-0373	A1	5/21/2021	V	X	Q	\$740,000	8,443	1973	2017	1	B	Excellent	92	1.75	2,321	G	\$5,396 Y
	10038 BRIAR ROSE DR	A1						\$369,968									P	\$5,841
			Time Adj Sale Price				\$740,000								Pct Adj	0.0000		
77	093-194-000-0115	A1	5/17/2021	V	X	Q	\$555,000	7,739	1963	2013	1	B	Good			2,085	G	\$4,777 Y
	10007 ELLA LEE LN	A1						\$355,220									F	(\$8,340)
			Time Adj Sale Price				\$555,000								Pct Adj	0.0000		
78	093-197-000-0180	A1	5/14/2021	V	X	Q	\$613,500	8,559	1961	2018	1	B	Good	91	1.5	2,233	G	\$4,932 Y
	10046 BURGOWNE RD	A1						\$372,578										
			Time Adj Sale Price				\$613,500								Pct Adj	0.0000		



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BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
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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
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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BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
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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
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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BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
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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
91	103-487-000-1182	A1	3/22/2021	V	X	U	\$543,750	9,618	1973	2018	1	B	Good	93 2		2,347	G	\$3,947 Y
	10203 CHEVY CHASE DR	A1						\$396,405									P	\$4,291
			Time Adj Sale Price		\$543,750			Pct Adj		0.0000		Notes : DWG SOLD AT ATYPICALLY LOW P/SF VS. OTHER HOMES OF SIMILAR SIZE, CONDITION, AND AGE.						
92	103-494-000-1243	A1	3/19/2021	V	X	Q	\$590,000	9,163	1974	2019	2	B	Very Good	92 1.75		2,643		Y
	10218 ELLA LEE LN	A1						\$386,168										
			Time Adj Sale Price		\$590,000			Pct Adj		0.0000								
93	103-494-000-1230	A1	3/16/2021	C	V	Q	\$470,000	7,800	1974		2	B	Average			3,356	P	\$6,897 N
	10222 PIPING ROCK LN	A1						\$354,510										
			Time Adj Sale Price		\$470,000			Pct Adj		0.0000		Notes : CASH SALE						
94	103-491-000-1292	A1	3/15/2021	V	X	Q	\$520,000	9,333	1971		1	B	Good			2,030	G	\$5,036 Y
	10118 OLYMPIA DR	A1	3/12/2020	V	X	Q	\$460,000	\$389,993										Y
			Time Adj Sale Price		\$520,000			Pct Adj		0.0000								
95	093-198-000-0265	A1	3/12/2021	V	CA	U	\$600,000	9,125	1967	2021	1	B+	Excellent	92 1.75		2,274	G	\$4,777 Y
	1511 BRIARPARK DR	A1						\$385,313										
			Time Adj Sale Price		\$600,000			Pct Adj		0.0000		Notes : EXT RMDL AFTER SALE						
96	093-198-000-0203	A1	3/11/2021	V	X	Q	\$433,250	8,750	1965		1	B	Good		CRACKED SLAB	2,124	G	\$4,932 Y
	2507 BRIARPARK DR	A1						\$376,875									F	(\$21,240)
			Time Adj Sale Price		\$433,250			Pct Adj		0.0000								



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BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
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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	
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	Y
			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	FOUNDATION REPAIRED 2,468	F	(\$9,872)	Y
			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	Y
			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	Y
			Time Adj Sale Price			\$425,000		Pct Adj			0.0000								



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BRIARGROVE PARK 1 & 4 (HOUSTON ISD (1A))
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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	
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	Y
			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	Y
			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
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	Y
			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))
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NH GROUP : 1117
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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
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			
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	Y		
			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	N		
			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	Y		
			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	Y		
			Time Adj Sale Price			\$777,650		Pct Adj	0.0000												



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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
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 \$5,235	Y
			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 \$1,522 \$1,450	Y
			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 \$2,609	Y
			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	FOUNDATION REPAIRED	2,444	G F \$4,932 (\$9,896)	Y
			Time Adj Sale Price				\$650,000					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
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	Y
			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	Y
			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	Y
			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	Y
			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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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	T	GRADE	CDU	C&D	ADJ	SLAB	LIVING	EXTRA	FEATURES	C
#	PROPERTY	LOCATION	DATE	R	L	L	VAL	BUILT	YEAR	Y						AREA	SF		N

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.

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) :

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

Qualified Codes (QLF) :

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**