

Why Do We Need Mandatory Sales Disclosure In Texas?

Austin CAD (Bellville) Example

High End Properties					
Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
10/19/2006	\$3,199,574	\$1,069,360	33.42%	\$1,957,450	61.18%
7/14/2006	\$2,092,598	\$597,700	28.56%	\$617,040	29.49%
7/14/2006	\$1,449,810	\$715,260	49.33%	\$1,270,310	87.62%
7/31/2006	\$1,049,936	\$490,220	46.69%	\$725,260	69.08%
9/22/2006	\$975,000	\$442,360	45.37%	\$578,500	59.33%
Average					61.34%

Mid Range Properties					
Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
8/2/2006	\$150,000	\$114,370	76.25%	\$139,880	93.25%
11/17/2006	\$150,000	\$130,120	86.75%	\$145,800	97.20%
6/29/2006	\$154,000	\$133,950	86.98%	\$150,120	97.48%
8/31/2006	\$147,000	\$122,777	83.52%	\$150,267	102.22%
12/7/2006	\$200,000	\$159,590	79.80%	\$199,580	99.79%
Average					97.99%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

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Bell CAD (Belton) Example

High End Properties						
PID	SALE DATE	SALE PRICE	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
	8/30/2006	\$450,000	\$479,061	106.46%	\$509,440	113.21%
	8/14/2006	\$400,000	\$341,295	85.32%	\$352,683	88.17%
195730	8/15/2006	\$1,000,000	\$569,611	56.96%	\$589,627	58.96%
205242	2/1/2007	\$900,000	\$458,977	51.00%	\$476,597	52.96%
240213	8/15/2006	\$650,000	\$422,156	64.95%	\$421,096	64.78%
231903	12/11/2006	\$625,000	\$352,895	56.46%	\$368,785	59.01%
Average						72.85%

Mid Range Properties						
PID	SALE DATE	SALE PRICE	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
6426, 6427	6/30/2006	\$250,000	\$267,207	106.88%	\$206,551	82.62%
318354	6/26/2006	\$250,000	\$267,207	106.88%	\$259,986	103.99%
238818	7/7/2006	\$250,000	\$244,532	97.81%	\$240,248	96.10%
167095	11/17/2006	\$250,000	\$221,058	88.42%	\$231,695	92.68%
117068	10/26/2006	\$253,000	\$221,920	87.72%	\$254,616	100.64%
Average						95.21%

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Bexar AD (San Antonio) Example

Commercial Property							
Property Type	Pid #	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
Comml land	738698	Aug-06	\$5,400,000	\$557,600	10.33%	\$1,444,500	26.75%
medical office	356842	Oct-06	\$5,140,000	\$2,700,000	52.53%	\$ 3,000,000	58.37%
office	493388	Aug-06	\$20,000,000	\$11,150,000	55.75%	\$ 12,980,000	64.90%
apartment	590515	Jan-07	\$11,600,000	\$7,000,000	60.34%	\$ 7,823,600	67.44%
apartment	342158	Apr-07	\$5,900,000	\$4,129,000	69.98%	\$ 5,021,540	85.11%

Average 60.69%

High End Residential							
Property Type	Pid #	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
Residential	171380	Aug-06	\$2,200,000	\$1,460,600	66.39%	\$ 1,518,810	69.04%
Residential	260151	Jun-06	\$1,650,000	\$870,500	52.76%	\$ 944,650	57.25%
Residential	345420	Jul-06	\$1,600,000	\$1,087,600	67.98%	\$ 1,467,780	91.74%
Residential	746537	Jun-06	\$1,495,000	\$990,000	66.22%	\$ 1,132,400	75.75%
Residential	738617	Jul-06	\$1,365,000	\$679,700	49.79%	\$ 721,390	52.85%
Residential	280281	Aug-06	\$1,343,000	\$679,700	50.61%	\$ 721,390	53.71%
Residential	527070	Feb-07	\$1,292,000	\$681,000	52.71%	\$ 868,000	67.18%
Residential	259167	Oct-06	\$1,142,500	\$741,110	64.87%	\$ 782,640	68.50%

Average 67.00%

Mid Range Residential							
Property Type	Pid #	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
Residential	739959	Jul-06	\$240,000	\$221,010	92.09%	\$ 224,760	93.65%
Residential	693877	Jul-06	\$240,000	\$212,050	88.35%	\$ 225,740	94.06%
Residential	717648	Jul-06	\$240,000	\$208,600	86.92%	\$ 219,900	91.63%
Residential	543614	Oct-06	\$240,000	\$203,930	84.97%	\$ 233,950	97.48%
Residential	296925	Jul-06	\$230,000	\$210,700	91.61%	\$ 230,110	100.05%
Residential	370818	Jun-06	\$210,000	\$178,070	84.80%	\$ 205,660	97.93%
Residential	336859	Jun-06	\$218,000	\$188,900	86.65%	\$ 202,410	92.85%

Average 95.38%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

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Brazoria CAD (Angleton) Example

High End Residential						
Prop.id	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
232989	3/22/2006	\$7,647,500	\$3,372,890	44.10%	\$4,229,600	55.31%
166343	2/21/2006	\$900,000	\$62,190	6.91%	\$647,870	71.99%
590959	6/23/2006	\$760,000	\$255,380	33.60%	\$255,380	33.60%
157643	7/21/2006	\$563,200	\$230,190	40.87%	\$230,190	55.31%
166326	4/15/2006	\$509,347	\$193,990	38.09%	\$216,110	42.43%
500701	8/4/2006	\$475,000	\$368,100	77.49%	\$371,110	78.13%
262984	7/3/2006	\$450,000	\$106,440	23.65%	\$122,230	27.16%
Average						51.99%

Low to Mid Range Residential						
Prop.id	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
148383	2/22/2006	\$151,000	\$120,870	80.05%	\$150,770	99.85%
506458	5/25/2006	\$151,000	\$147,940	97.97%	\$147,940	97.97%
264962	7/21/2006	\$149,900	\$144,200	96.20%	\$148,740	99.23%
196476	3/22/2006	\$85,750	\$73,220	85.39%	\$81,950	95.57%
220492	3/27/2006	\$85,550	\$70,100	81.94%	\$82,120	95.99%
219950	1/13/2006	\$85,000	\$71,030	83.56%	\$83,860	98.66%
Average						97.88%

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Brazos CAD (Bryan) Example

Apartments - Multi-Family Residential					
Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
4/13/2006	\$1,945,425	\$1,266,380	65.10%	\$1,310,000	67.34%
7/19/06	\$31,137,500	\$19,604,210	62.96%	\$19,926,280	63.99%
11/21/2006	\$1,670,000	\$1,009,640	60.46%	\$1,215,920	72.81%
Average					68.05%

Vacant Land					
Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
11/15/2006	\$243,750	N/A	N/A	\$125,570	51.52%
8/24/2006	\$225,000	\$91,430	40.64%	\$91,430	40.64%
Average					46.08%

New for 06

Higher End Residential					
Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
8/10/06	\$558,900	\$455,010	81.41%	\$466,820	83.52%
10/26/06	\$550,000	\$486,090	88.38%	\$498,160	90.57%
6/16/06	\$448,000	\$398,540	88.96%	\$408,610	91.21%
7/11/06	\$332,900	\$298,140	89.56%	\$310,920	93.40%
8/11/06	\$325,500	\$230,130	70.70%	\$244,730	75.19%
8/31/06	\$322,500	\$250,560	77.69%	\$267,110	82.82%
Average					86.12%

Mid Range Residential					
Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
5/31/06	\$224,000	\$207,680	92.71%	\$221,350	98.82%
7/19/06	\$215,000	\$196,580	91.43%	\$209,680	97.53%
5/19/06	\$208,000	\$188,110	90.44%	\$200,170	96.24%
8/25/06	\$121,000	\$113,380	93.70%	\$120,640	99.70%
Average					98.07%

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Why Do We Need Mandatory Sales Disclosure In Texas?

Calhoun CAD (Port Lavaca) Example

Higher End Residential						
ACCT#	SALES PRICE	2005 MARKET VALUE	2005 Ratio	2006 MARKET VALUE	2006 Ratio	
54830	\$205,000	\$136,976	66.82%	\$152,049	74.17%	
30483	\$232,325	\$117,906	50.75%	\$158,627	68.28%	
23627	\$242,000	\$127,902	52.85%	\$139,669	57.71%	
33951	\$350,000	\$197,354	56.39%	\$220,586	63.02%	
					Average	65.80%

Mid Range Residential						
ACCT#	SALES PRICE	2005 MARKET VALUE	2005 Ratio	2006 MARKET VALUE	2006 Ratio	
25988	\$151,000	\$115,808	76.69%	\$128,838	85.32%	
11272	\$172,000	\$163,728	95.19%	\$163,728	95.19%	
31564	\$192,500	\$139,702	72.57%	\$139,702	72.57%	
					Average	84.36%

Many smaller jurisdictions in the state do not receive sales information on property transactions and rely solely on voluntary disclosure from questionnaires. This makes estimating market value difficult at all levels.

Why Do We Need Mandatory Sales Disclosure In Texas?

Cameron CAD (Harlingen, Brownsville, San Benito) Example

High End Residential						
PropID	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
113182	11/17/2006	\$2,500,000	\$1,547,936	61.92%	\$1,589,215	63.57%
108955	10/12/2006	\$1,600,000	\$1,092,723	68.30%	\$1,265,815	79.11%
166747	9/15/2006	\$852,900	\$142,184	16.67%	\$259,538	30.43%
87648	6/22/2006	\$585,000	\$459,661	78.57%	\$473,929	81.01%
112743	8/8/2006	\$525,000	\$373,948	71.23%	\$387,372	73.79%
93826	6/29/2006	\$500,000	\$404,833	80.97%	\$441,928	88.39%
110974	10/27/2006	\$487,000	\$256,689	52.71%	\$258,974	53.18%
111849	10/25/2006	\$455,000	\$296,264	65.11%	\$318,813	70.07%
93292	10/27/2006	\$450,000	\$302,946	67.32%	\$283,006	62.89%
112270	8/25/2006	\$450,000	\$324,691	72.15%	\$393,700	87.49%
57806	7/24/2006	\$449,000	\$294,283	65.54%	\$314,213	69.98%
Average						69.08%

Mid Range Residential						
PropID	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
169693	6/16/2006	\$250,000	\$207,581	83.03%	\$222,454	88.98%
47332	10/6/2006	\$250,000	\$185,789	74.32%	\$194,299	77.72%
143723	11/1/2006	\$250,000	\$154,677	61.87%	\$168,501	67.40%
81561	10/17/2006	\$248,000	\$181,256	73.09%	\$201,336	81.18%
117392	12/14/2006	\$246,609	\$188,447	76.42%	\$218,371	88.55%
167285	10/13/2006	\$245,000	\$22,750	9.29%	\$224,952	91.82%
Average						82.61%

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Why Do We Need Mandatory Sales Disclosure In Texas?

Camp CAD (Pittsburg) Example

High End Residential					
Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
12/14/2006	\$233,000	\$139,330	59.80%	\$145,690	62.53%
7/12/2006	\$236,400	\$145,450	61.53%	\$145,450	61.53%
7/14/2006	\$255,000	\$222,440	87.23%	\$256,200	100.47%
6/26/2006	\$319,000	\$173,490	54.39%	\$233,270	73.13%
Average					74.41%

Mid Range Residential					
Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
11/20/2006	\$19,000	\$18,120	95.37%	\$18,720	98.53%
6/15/2006	\$20,000	\$17,190	85.95%	\$17,190	85.95%
6/14/2006	\$38,900	\$40,200	103.34%	\$40,200	103.34%
11/27/2006	\$40,000	\$39,960	99.90%	\$40,140	100.35%
8/2/2006	\$43,000	\$32,600	75.81%	\$32,600	75.81%
10/4/2006	\$50,000	\$36,790	73.58%	\$50,760	101.52%
7/8/2006	\$65,009	\$42,430	65.27%	\$42,430	65.27%
9/20/2006	\$92,500	\$68,280	73.82%	\$68,280	73.82%
6/16/2006	\$100,000	\$99,650	99.65%	\$99,630	99.63%
9/1/2006	\$152,450	\$121,250	79.53%	\$149,120	97.82%
12/1/2006	\$176,000	\$9,300	5.28%	\$177,120	100.64%
7/1/2006	\$195,000	\$5,250	2.69%	\$178,050	91.31%
Average					91.16%

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Why Do We Need Mandatory Sales Disclosure In Texas?

Chambers CAD (Anahuac) Example

High End (Over \$1,000,000) Residential					
Parcel #	Legal Description	Sale Date	Sale Price	2006 Market Value	Ratio
5348	31 TR 31-6	1/25/06	\$ 1,300,000	\$ 788,930	60.69%
Average					60.69%

Mid Range Residential					
Parcel #	Legal Description	Sale Date	Sale Price	2006 Market Value	Ratio
42491	LT 2 COTTON CREEK	1/31/06	\$ 146,000	\$ 145,710	99.80%
42534	LT 40 COTTON CREEK	6/28/06	\$ 125,500	\$ 123,580	98.47%
32333	BK 2 LT 47 COUNTRY MEADOWS	9/12/06	\$ 157,000	\$ 158,260	100.80%
44159	BK 1 LT 23 DEVINWOOD	7/7/06	\$ 139,700	\$ 139,040	99.53%
40392	LT 7 EAGLE HEIGHTS	2/3/06	\$ 177,500	\$ 178,600	100.62%
Average					99.84%

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Why Do We Need Mandatory Sales Disclosure In Texas?

Cherokee CAD (Rusk) Example

High End Residential						
Property Type	Date of Sale	Sale Price	2005 Market Value	2006 Market Value	2006 Ratio	
Good Qual+ B.V. / Rural Bullard ISD	7/26/2006	\$225,000	\$167,600	\$177,070	78.70%	
Good Qual+ B.V. / Ave Res Neigh-Rusk	11/1/2006	\$250,000	\$213,680	\$208,950	83.58%	
Good Qual B.V. / Lake Palestine Bullard ISD	10/26/2006	\$295,000	\$304,010	\$224,000	75.93%	
Good Qual+ B.V. / Good Res Neigh-Jacksonville	6/29/2006	\$298,000	\$214,100	\$225,930	75.82%	
					Average	78.51%

Mid Range Residential						
Property Type	Date of Sale	Sale Price	2005 Market Value	2006 Market Value	2006 Ratio	
Fair Qual. B.V. / Ave Res Neigh-Rusk	7/10/2006	\$49,500	\$43,670	\$43,140	87.15%	
Fair Qual. B.V. / Ave Res Neigh-Rusk	6/16/2006	\$67,500	\$65,960	\$65,640	97.24%	
Fair Qual. B.V. / Fair Res Neigh-Rusk	8/2/2006	\$51,000	\$51,110	\$49,940	97.92%	
Fair Qual. B.V. / Ave Res Neigh-Rusk	8/23/2006	\$56,831	\$60,890	\$59,890	105.38%	
Fair Qual. B.V. / Ave Res Neigh-Jacksonville	11/9/2006	\$90,500	\$81,270	\$84,070	92.90%	
Ave Qual. B.V. / Good Res Neigh-Jacksonville	6/16/2006	\$130,000	\$123,300	\$125,920	96.86%	
Ave Qual. Frame / Ave Res Neigh-Jacksonville	10/31/2006	\$62,500	\$60,990	\$62,520	100.03%	
					Average	96.78%

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Why Do We Need Mandatory Sales Disclosure In Texas?

Comal AD (New Braunfels) Example

High End Residential						
PID	SALE DATE	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 RATIO
11776	1/1/2007	\$785,000	\$379,100	48.29%	\$385,810	49.15%
74753	10/30/2006	\$800,000	\$541,980	67.75%	\$668,860	83.61%
42083	9/21/2006	\$950,000	\$540,780	56.92%	\$649,960	68.42%
57935	9/20/2006	\$1,275,000	\$671,470	52.66%	\$826,420	64.82%
26872	3/1/2007	\$1,750,000	\$614,020	35.09%	\$739,570	42.26%
71832	9/12/2006	\$1,984,625	\$597,970	30.13%	\$603,450	30.41%
Average						56.44%

Mid Range Residential						
PID	SALE DATE	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 RATIO
9736	7/27/2006	\$77,000	\$36,730	47.70%	\$71,540	92.91%
14148	2/9/2007	\$97,000	\$77,870	80.28%	\$86,640	89.32%
37293	12/28/2006	\$136,000	\$108,220	79.57%	\$125,750	92.46%
114664	12/15/2006	\$159,000	\$0	N/A	\$144,520	90.89%
51575	6/7/2006	\$227,750	\$184,250	80.90%	\$200,800	88.17%
Average						90.75%

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Crockett CAD (Ozona) Example

Higher End Residential						
Parcel #	Date	Sales Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
6133	06/15/06	\$125,000	\$86,060	68.85%	\$88,220	70.58%
896	12/07/06	\$118,000	\$69,120	58.58%	\$69,120	58.58%
2603	07/12/06	\$100,000	\$61,170	61.17%	\$61,170	61.17%
520	08/18/06	\$100,000	\$66,340	66.34%	\$66,340	66.34%
Average						65.21%

Low to Mid Range Residential						
Parcel #	Date	Sales Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
178	10/06/06	\$87,500	\$66,700	76.23%	\$66,700	76.23%
4240	07/27/06	\$85,000	\$39,900	46.94%	\$56,730	66.74%
4718	12/19/06	\$84,000	\$47,760	56.86%	\$47,760	56.86%
2402	08/09/06	\$67,850	\$36,360	53.59%	\$36,360	53.59%
4666	08/17/06	\$65,000	\$37,120	57.11%	\$37,630	57.89%
6146	09/22/06	\$42,500	\$25,620	60.28%	\$25,620	60.28%
4707	09/11/06	\$42,000	\$21,330	50.79%	\$21,330	50.79%
2953	06/30/06	\$40,000	\$26,080	65.20%	\$26,450	66.13%
5371	08/09/06	\$40,000	\$29,290	73.23%	\$29,290	73.23%
1538	08/22/06	\$39,500	\$21,710	54.96%	\$20,850	52.78%
4388	06/20/06	\$27,000	\$26,710	98.93%	\$26,710	98.93%
6062-7178	12/29/06	\$20,000	\$10,690	53.45%	\$10,690	53.45%
Average						63.91%

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Dallas CAD (Dallas) Example

High End Properties					
Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
20060707	\$3,950,000	\$3,669,470	92.90%	\$3,700,000	93.67%
20061122	\$3,355,000	\$2,802,690	83.54%	\$2,802,690	83.54%
20061211	\$3,550,000	\$3,510,250	98.88%	\$3,510,250	98.88%
20061228	\$3,595,000	\$3,160,340	87.91%	\$3,283,340	91.33%
20060721	\$3,250,000	\$3,246,110	99.88%	\$3,275,810	100.79%
20061116	\$1,115,000	\$1,017,600	91.26%	\$1,017,600	91.26%
20060612	\$915,000	\$930,560	101.70%	\$1,007,720	110.13%
20060915	\$969,000	\$710,000	73.27%	\$710,000	73.27%
20060922	\$1,048,000	\$882,000	84.16%	\$1,002,000	95.61%
20060830	\$1,100,000	\$1,000,000	90.91%	\$1,000,000	90.91%
20061207	\$903,000	\$353,370	39.13%	\$538,150	59.60%
20060721	\$1,100,000	\$920,000	83.64%	\$984,930	89.54%
Average					89.88%

Low to Mid Range Properties					
Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
20060620	\$114,000	\$126,350	110.83%	\$126,350	110.83%
20060818	\$135,000	\$126,310	93.56%	\$126,310	93.56%
20060801	\$117,000	\$126,280	107.93%	\$126,280	107.93%
20060817	\$129,000	\$120,770	93.62%	\$120,770	93.62%
20060707	\$125,000	\$126,270	101.02%	\$126,270	101.02%
20061030	\$138,500	\$127,950	92.38%	\$126,250	91.16%
20060626	\$129,000	\$113,400	87.91%	\$126,240	97.86%
20060912	\$119,500	\$126,230	105.63%	\$126,230	105.63%
Average					100.20%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Ector CAD (Odessa) Example

High End Residential						
Parcel#	Date of Sale	Sale Price	<u>2005</u> Market Value	<u>2005</u> Ratio	<u>2006</u> Market Value	<u>2006</u> Ratio
10068331	10/6/2006	\$ 349,000	\$ 234,873	67.30%	\$ 255,798	73.10%
10064265	11/6/2006	\$ 362,500	\$ 233,284	64.35%	\$ 251,527	69.39%
10065943	8/15/2006	\$ 375,000	\$ 188,776	50.34%	\$ 278,454	77.92%
10066461	8/11/2006	\$ 388,250	\$ 324,583	83.60%	\$ 335,685	86.46%
10075843	6/20/2006	\$ 420,000	\$ 291,360	69.37%	\$ 320,496	77.12%
10074690	9/29/2006	\$ 530,000	\$ 390,841	73.74%	\$ 434,866	82.05%
Average						77.67%

Low to Mid Range Residential						
Parcel#	Date of Sale	Sale Price	<u>2005</u> Market Value	<u>2005</u> Ratio	<u>2006</u> Market Value	<u>2006</u> Ratio
10007969	10/30/2006	\$ 36,000	\$ 32,076	89.10%	\$ 35,301	98.05%
10038714	10/30/2006	\$ 72,000	\$ 60,725	84.34%	\$ 69,311	96.26%
10014353	9/21/2006	\$ 78,000	\$ 68,990	88.45%	\$ 77,102	98.84%
10016535	7/14/2006	\$ 97,000	\$ 85,620	88.27%	\$ 94,182	99.88%
10052704	7/3/2006	\$ 122,000	\$ 103,995	85.24%	\$ 114,394	96.22%
10011463	11/27/2006	\$ 142,500	\$ 110,895	77.82%	\$ 121,984	97.68%
Average						97.82%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

El Paso CAD (El Paso) Example

High End Residential						
PID	SALE DATE	SALE PRICE	2005 VALUE	2005 RATIO	2006 VALUE	2006 RATIO
P327-999-0080-0600	09/08/06	\$642,000	\$38,859	6.05%	\$453,390	70.62%
E940-999-0010-2100	06/07/06	\$680,000	\$454,486	66.84%	\$503,436	74.03%
P327-999-0010-4300	08/14/06	\$770,000	\$254,017	32.99%	\$556,853	72.32%
F609-999-0260-0200	11/30/06	\$900,000	N/A	N/A	\$545,887	60.65%
C801-999-0090-0700	07/12/06	\$942,500	\$488,533	51.83%	\$520,727	55.25%
Average						66.58%

Mid Range Residential						
PID	SALE DATE	SALE PRICE	2005 VALUE	2005 RATIO	2006 VALUE	2006 RATIO
S816-999-0350-6400	07/18/06	\$75,000	\$60,159	80.21%	\$72,520	96.69%
N490-999-0140-0800	08/15/06	\$100,000	\$83,666	83.67%	\$100,509	100.51%
H788-004-0230-0190	07/14/06	\$150,000	\$127,089	84.73%	\$145,221	96.81%
U823-999-0010-0720	11/30/06	\$200,000	\$171,213	85.61%	\$189,581	94.79%
W418-999-0070-1000	11/15/06	\$250,000	\$211,643	84.66%	\$245,431	98.17%
Average						97.40%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Ellis CAD (Waxahachie) Example

High End Commercial Example							
PID	Sale Date	Sale Price	2005 Market	2005 Ratio	2006 Market	2006 Ratio	
190122	10/19/2006	\$1,750,000	\$1,003,010	57.31%	\$1,007,620	57.58%	
						Average	57.58%

Mid Range Residential							
PID	Sale Date	Sale Price	2005 Market	2005 Ratio	2006 Market	2006 Ratio	
204065	6/28/2006	\$178,000	\$188,050	105.65%	\$188,410	105.85%	
218765	7/14/2006	\$192,000	\$189,160	98.52%	\$195,510	101.83%	
199452	6/23/2006	\$109,000	\$109,340	100.31%	\$110,330	101.22%	
166040	7/21/2006	\$126,300	\$125,240	99.16%	\$125,290	99.20%	
139833	6/9/2006	\$229,000	\$222,260	97.06%	\$222,460	97.14%	
						Average	101.05%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Galveston CAD (Galveston) Example

High End Residential						
Address	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
20603 E SandHill Dr	6/6/2006	\$1,300,000	\$331,420	25.49%	\$951,950	73.23%
2414 Todville Rd	11/15/2006	\$1,540,000	\$1,365,050	88.64%	\$1,471,250	95.54%
3023 Acorn Wood Way	11/29/2006	\$1,775,000	\$725,000	40.85%	\$853,000	48.06%
3303 Lanyard Place	7/14/2006	\$1,215,000	\$62,730	5.16%	\$812,190	66.85%
915 Melody Ln	6/13/2006	\$1,000,000	\$433,950	43.40%	\$733,770	73.38%
3515 Jolly Roger Cir	8/10/2006	\$1,200,000	\$800,920	66.74%	\$944,220	78.69%
2238 Marina Way	9/14/2006	\$1,100,000	\$515,830	46.89%	\$560,820	50.98%
Average						69.53%

Mid Range Residential						
Address	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
18 N Sandpiper	6/19/2006	\$225,000	\$183,220	81.43%	\$218,520	97.12%
2918 30th Ave N	6/26/2006	\$124,000	\$113,130	91.23%	\$125,730	101.40%
3209 Whitesail	8/6/2006	\$99,500	\$90,540	90.99%	\$100,170	100.67%
2222 Woodward Way	6/30/2006	\$101,000	\$101,080	100.08%	\$101,080	100.08%
2105 Stillwater Bay	10/12/2006	\$146,000	\$146,150	100.10%	\$146,150	100.10%
2015 Yorktown Ct N	8/11/2006	\$122,000	\$119,780	98.18%	\$119,780	98.18%
1611 Falcon Ridge	11/29/2006	\$191,500	\$174,610	91.18%	\$186,150	97.21%
3810 Kellner	8/29/2006	\$235,000	\$235,020	100.01%	\$235,020	100.01%
4806 Chase Court	11/28/2006	\$142,000	\$137,770	97.02%	\$137,770	97.02%
1819 Cardinal	6/16/2006	\$77,700	\$70,770	91.08%	\$77,030	99.14%
Average						99.09%

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Why Do We Need Mandatory Sales Disclosure In Texas?

Gregg CAD (Longview) Example

High End Residential						
ACCT NUMBER	SALE DATE	SALE PRICE	2005 MKT VALUE	2005 Ratio	2006 MKT VALUE	2006 Ratio
R100307	8/25/2006	\$625,000	\$533,900	85.42%	\$540,060	86.41%
R38478	11/7/2006	\$517,500	\$360,860	69.73%	\$366,560	70.83%
R48367	10/6/2006	\$600,000	\$549,970	91.66%	\$554,260	92.38%
R58146	8/24/2006	\$512,500	\$453,300	88.45%	\$458,400	89.44%
R59627	6/28/2006	\$650,000	\$365,640	56.25%	\$368,740	56.73%
Average						79.16%

Mid Range Residential						
ACCT NUMBER	SALE DATE	SALE PRICE	2005 MKT VALUE	2005 Ratio	2006 MKT VALUE	2006 Ratio
R89867	12/21/2006	\$248,000	\$231,110	93.19%	\$244,030	98.40%
R109237	7/21/2006	\$245,000	\$231,050	94.31%	\$244,530	99.81%
R95404	7/6/2006	\$240,000	\$233,750	97.40%	\$241,380	100.58%
R67510	11/6/2006	\$228,000	\$232,590	102.01%	\$235,640	103.35%
R109217	6/2/2006	\$222,500	\$219,760	98.77%	\$231,960	104.25%
R105086	9/7/2006	\$215,000	\$206,880	96.22%	\$224,330	104.34%
R49811	7/6/2006	\$215,000	\$216,930	100.90%	\$221,400	102.98%
R59961	8/31/2006	\$215,000	\$188,710	87.77%	\$228,750	106.40%
R106186	9/14/2006	\$210,000	\$237,220	112.96%	\$248,010	118.10%
R58172	8/21/2006	\$201,500	\$225,660	111.99%	\$238,610	118.42%
R109865	6/22/2006	\$200,000	\$184,700	92.35%	\$197,340	98.67%
Average						105.03%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Harris CAD (Houston) Example

High End Residential						
Account Number	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
1170760050007	11/2006	\$3,950,000	\$2,931,035	74.20%	\$2,907,738	73.61%
0410280010422	6/2006	\$3,650,000	\$3,128,750	85.72%	\$3,130,000	85.75%
1170760040049	12/2006	\$3,400,000	\$3,143,252	92.45%	\$2,500,000	73.53%
1162350010001	6/2006	\$3,083,500	\$1,883,800	61.09%	\$1,959,400	63.54%
0901120000020	8/2006	\$2,855,000	\$2,020,000	70.75%	\$2,163,200	75.77%
0410330030065	9/2006	\$2,725,000	\$1,988,500	72.97%	\$2,500,000	91.74%
0730370010002	7/2006	\$2,600,000	\$2,042,769	78.57%	\$1,952,921	75.11%
0813160000015	7/2006	\$2,500,000	\$1,086,600	43.46%	\$1,318,286	52.73%
1210320010001	6/2006	\$2,175,000	\$1,419,307	65.26%	\$1,354,002	62.25%
1170760020009	10/2006	\$2,150,000	\$2,097,611	97.56%	\$2,097,611	97.56%
0780430010015	12/2006	\$1,925,000	\$1,405,554	73.02%	\$1,477,194	76.74%
1161530010003	7/2006	\$1,875,000	\$1,338,906	71.41%	\$1,338,906	71.41%
0840010000005	9/2006	\$1,841,000	\$1,215,814	66.04%	\$1,333,171	72.42%
1004070000001	9/2006	\$1,780,000	\$1,705,200	95.80%	\$1,456,827	81.84%
0840020000004	7/2006	\$1,755,000	\$1,450,000	82.62%	\$1,399,756	79.76%
Average						75.59%

Mid Range Residential						
Account Number	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
0813110000003	12/2006	\$248,880	\$218,001	87.59%	\$247,925	99.62%
1148980040014	12/2006	\$248,000	\$254,100	102.46%	\$254,100	102.46%
0780590120015	8/2006	\$247,000	\$201,500	81.58%	\$224,921	91.06%
0831880000013	10/2006	\$246,000	\$203,900	82.89%	\$209,626	85.21%
0870670000016	8/2006	\$245,500	\$236,000	96.13%	\$265,000	107.94%
1062130000127	8/2006	\$245,000	\$182,300	74.41%	\$182,300	74.41%
0992280000007	6/2006	\$244,000	\$234,000	95.90%	\$234,000	95.90%
1179500010031	6/2006	\$241,500	\$251,100	103.98%	\$251,100	103.98%
0990410000001	2/2007	\$240,000	\$209,100	87.13%	\$217,790	90.75%
1211180010009	12/2006	\$240,000	\$340,200	141.75%	\$233,097	97.12%
1117870000044	6/2006	\$240,000	\$235,900	98.29%	\$235,900	98.29%
0752220090066	8/2006	\$240,000	\$250,000	104.17%	\$250,000	104.17%
1117870000010	10/2006	\$239,900	\$204,800	85.37%	\$204,800	85.37%
1226940010025	8/2006	\$239,900	\$235,024	97.97%	\$235,024	97.97%
1117900000022	6/2006	\$237,850	\$240,300	101.03%	\$240,300	101.03%
Average						95.68%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Hays CAD (San Marcos) Example

High End Residential							
PROPERTY ID	SALE DATE	SALE PRICE	2005 MKT	2005 Ratio	2006 MKT	2006 Ratio	
11-6089-0000-05800-4	8/25/2006	\$970,000	\$740,920	76.38%	\$771,100	79.49%	
11-4687-0000-30600-2	6/30/2006	\$1,126,000	\$570,790	50.69%	\$587,290	52.16%	
11-3055-0000-00200-8	11/30/2006	\$849,750	\$436,330	51.35%	\$469,970	55.31%	
11-6545-000A-01000-4	10/2/2006	\$775,000	\$552,140	71.24%	\$573,070	73.94%	
11-6089-0000-04100-4	11/16/2006	\$735,000	\$661,860	90.05%	\$749,100	101.92%	
						Average	72.56%

Mid Range Residential							
PROPERTY ID	SALE DATE	SALE PRICE	2005 MKT	2005 Ratio	2006 MKT	2006 Ratio	
11-2195-0004-01400-2	11/10/2006	\$250,000	\$188,190	75.28%	\$194,070	77.63%	
11-9380-000A-04300-4	2/6/2007	\$249,900	\$254,340	101.78%	\$265,180	106.11%	
11-2685-0000-01900-8	8/17/2006	\$249,000	\$185,880	74.65%	\$193,970	77.90%	
11-7677-000C-00600-8	6/23/2006	\$245,000	\$247,680	101.09%	\$265,980	108.56%	
11-0350-000B-04200-4	10/19/2006	\$243,000	\$196,360	80.81%	\$204,210	84.04%	
						Average	90.85%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Hemphill CAD (Canadian) Example

High End Residential						
Parcel#	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
2908	12/01/2006	\$400,000	\$321,050	80.26%	\$321,050	80.26%

80.26%

Mid Range Residential						
Parcel#	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
4683	08/18/2006	\$180,000	\$106,444	59.14%	\$129,920	72.18%
4454	06/01/2006	\$168,000	\$79,450	47.29%	\$121,800	72.50%
2590	12/02/2005	\$150,000	\$80,790	53.86%	\$109,870	73.25%
5073	05/16/2006	\$75,000	\$47,060	62.75%	\$57,530	76.71%

Average 73.66%

Many smaller jurisdictions in the state do not receive sales information on property transactions and rely solely on voluntary disclosure from questionnaires. This makes estimating market value difficult at all levels.

Why Do We Need Mandatory Sales Disclosure In Texas?

Hood CAD (Granbury) Example

High End Residential					
Account Number	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
R-92940	\$1,000,000	\$662,200	66.22%	\$662,200	66.22%
Average					66.22%

Mid Range Residential					
Account Number	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
R-16294	\$215,000	\$213,690	99.39%	\$213,490	99.30%
R-19826	\$242,600	\$218,530	90.08%	\$230,310	94.93%
R-25936	\$159,620	\$129,440	81.09%	\$143,550	89.93%
R-27806	\$200,000	\$196,440	98.22%	\$200,940	100.47%
R-38458	\$185,000	\$242,330	130.99%	\$183,640	99.26%
Average					96.78%

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Why Do We Need Mandatory Sales Disclosure In Texas?

Houston CAD (Crockett) Example

High End Properties							
Property Type	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	
34.28 acres & home	Sale 9-06	\$282,500	\$222,560	78.78%	\$249,980	88.49%	
1.547 acre & Bed & Breakfast,	Sale 8-06	\$334,000	\$255,200	76.41%	\$302,530	90.58%	
160.97 acres,	Sale 1-07	\$354,134	\$141,650	40.00%	\$321,940	90.91%	
83.52 acres home & barns,	Sale 1-07	\$370,000	\$218,640	59.09%	\$355,140	95.98%	
161.206 acres & home & barns,	Sale 11-06	\$630,000	\$286,150	45.42%	\$476,200	75.59%	
417.45 acres	Sale 10-06	\$835,000	\$584,430	69.99%	\$793,160	94.99%	
986.72 acres (timber on most),	Sale 12-06	\$3,050,000	\$1,282,740	42.06%	\$1,282,740	42.06%	
						Average	82.66%

Low to Midrange Properties							
Property Type	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	
.401 acre & home	Sale 10-06	\$52,000	\$65,150	125.29%	\$65,150	125.29%	
.185 acre & home	Sale 7-06	\$63,494	\$54,830	86.35%	\$54,830	86.35%	
.227 acre & home	Sale 12-06	\$82,680	\$77,740	94.03%	\$77,740	94.03%	
.266 acre & home	Sale 6-06	\$96,200	\$67,620	70.29%	\$85,360	88.73%	
6.67 acres & home,	Sale 7-06	\$250,000	\$218,830	87.53%	\$215,830	86.33%	
.684 acre water front lot & home,	Sale 6-06	\$250,000	\$215,770	86.31%	\$215,770	86.31%	
						Average	94.51%

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Why Do We Need Mandatory Sales Disclosure In Texas?

Limestone CAD (Groesbeck) Example

Higher End Residential					
Prop ID	Legal Description	Sale Date	Sale Price	Appraisal to Sale Ratio	
R18977	LAKE MEXIA WHITE ROCK, LOT 012	May-06	\$230,000	40.11%	
R10108	SUMMER PLACE LAKE LIMESTONE, BLOCK SEC3, LOT 069	Jul-06	\$275,000	58.41%	
R21442	A030 P. VARELA, BLOCK 050, ACRES 7.87	Jul-06	\$233,000	64.64%	
R58559	A030 P. VARELA, BLOCK 029, TRACT 142, ACRES 2.00	Jan-06	\$206,426	75.74%	
R12327	SUMMER PLACE LAKE LIMESTONE	Jun-05	\$235,000	70.48%	
				Average	61.88%

Average / Typical Homes					
Prop ID	Legal Description	Sale Date	Sale Price	Appraisal to Sale Ratio	
R6987	RDIV 013-XIII-(KOSSE), BLOCK D(PT), 1.197	Mar-06	\$66,000	92.48%	
R14331	BEAVER LAKE (P.VARELA -48-), LOT 028, ACRES 4.03	Nov-06	\$80,000	92.85%	
R6736	RDIV 066-LXVI-(GROESBECK), BLOCK 003, LOT 90 X100	Mar-06	\$73,000	93.04%	
R20963	BLOCK 027 MEXIA, LOT 006-008(S/2)	Nov-06	\$82,485	94.47%	
R18399	LAKE MEXIA CEDAR, BLOCK A, LOT 001	Feb-06	\$65,000	94.73%	
R4339	MCLELLAND ADDITION (GROESBECK), BLOCK B, LOT 012	Nov-06	\$109,000	100.20%	
R10722	PARKVIEW ADDITION, BLOCK 002, LOT 6 & 7(W/2)	Apr-06	\$95,000	100.21%	
				Average	95.43%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Lubbock CAD (Lubbock) Example

High End Residential						
Prop ID	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
R127889	8/14/2006	\$1,166,692	\$401,314	34.40%	\$398,154	34.13%
R103050	11/15/2006	\$1,000,000	\$868,660	86.87%	\$871,750	87.18%
R102597	11/16/2006	\$1,650,000	\$882,000	53.45%	\$874,955	53.03%
Average						58.11%

Mid Range Residential						
Prop ID	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
R77514	3/30/2006	\$232,500	\$239,423	102.98%	\$239,423	102.98%
R96573	12/18/2006	\$226,000	\$171,069	75.69%	\$171,069	75.69%
R33257	1/31/2007	\$203,000	\$197,954	97.51%	\$219,917	108.33%
R32930	11/17/2006	\$210,000	\$249,219	118.68%	\$308,300	146.81%
R131830	9/8/2006	\$237,500	\$211,280	88.96%	\$206,885	87.11%
Average						104.18%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Matagorda CAD (Bay City) Example

High End Residential						
PID	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Value
45739	Jan-07	\$360,000	\$285,760	79.00%	\$285,000	79.00%
44229	Aug-06	\$270,000	\$190,260	70.00%	\$206,320	76.00%
44316	Jul-06	\$422,500	\$336,670	79.00%	\$340,160	80.00%
45783	Jul-06	\$404,000	\$295,730	73.00%	\$300,030	74.00%
38901	Oct-06	\$269,000	\$237,650	88.00%	\$239,940	89.00%
Average						79.60%

Mid Range Residential						
PID	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Value
31803	Oct-06	\$87,000	\$84,030	97.00%	\$94,600	109.00%
32009	Oct-06	\$85,000	\$77,850	92.00%	\$83,910	99.00%
25659	Sep-06	\$80,000	\$78,090	98.00%	\$94,000	118.00%
31898	Jun-06	\$85,000	\$79,010	93.00%	\$81,210	96.00%
45215	Oct-06	\$85,000	\$76,170	90.00%	\$83,950	99.00%
Average						104.20%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Mills CAD (Goldthwaite) Example

Higher End Residential							
Sale PTD Code	Sale Date	Sales Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio	
A1	8/11/2006	\$250,000	\$198,350	79.34%	\$198,880	79.55%	
A1	6/22/2006	\$207,737	\$161,540	77.76%	\$162,920	78.43%	
						Average	78.99%

Low to Mid Range Residential							
Sale PTD Code	Sale Date	Sales Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio	
A1	8/4/2006	\$116,000	\$82,980	71.53%	\$84,660	72.98%	
A1	5/31/2006	\$60,000	\$57,000	95.00%	\$57,620	96.03%	
						Average	84.51%

Many smaller jurisdictions in the state do not receive sales information on property transactions and rely solely on voluntary disclosure from questionnaires. This makes estimating market value difficult at all levels.

Why Do We Need Mandatory Sales Disclosure In Texas?

Montgomery CAD (Conroe) Example

High End Residential							
Prop #	Sales Date	Sales Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	
2615-78-02500	6/21/06	\$1,190,000	\$837,190	70.35%	\$902,800	75.87%	
9600-05-01500	10/25/06	\$1,112,500	\$800,170	71.93%	\$807,520	72.59%	
9600-12-00700	6/22/06	\$2,580,000	\$1,750,000	67.83%	\$2,208,130	85.59%	
9600-14-02400	6/1/06	\$1,300,000	\$831,070	63.93%	\$893,940	68.76%	
9699-18-00900	10/25/06	\$1,076,000	\$917,000	85.22%	\$978,540	90.94%	
9699-23-04700	6/29/06	\$1,350,000	\$736,410	54.55%	\$935,000	69.26%	
9726-42-01000	8/4/06	\$2,600,000	\$1,290,830	49.65%	\$1,388,210	53.39%	
9726-42-02600	10/16/06	\$1,550,000	\$1,091,100	70.39%	\$1,274,820	82.25%	
9728-60-06100	8/4/06	\$1,150,000	\$853,020	74.18%	\$853,020	74.18%	
9728-64-01900	9/5/06	\$1,020,000	\$704,000	69.02%	\$759,140	74.43%	
						Average	74.72%

Mid Range Residential							
Prop #	Sales Date	Sales Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	
2145-02-01300	11/6/06	\$225,900	\$219,730	97.27%	\$219,730	97.27%	
2615-31-01800	6/7/06	\$227,000	\$182,130	80.23%	\$225,810	99.48%	
9495-03-84200	10/20/06	\$143,110	\$126,940	88.70%	\$141,940	99.18%	
3615-00-29300	6/9/06	\$140,000	\$128,390	91.71%	\$136,780	97.70%	
3770-00-26800	6/30/06	\$63,400	\$61,530	97.05%	\$61,530	97.05%	
5088-00-06100	8/4/06	\$110,000	\$108,260	98.42%	\$108,260	98.42%	
5174-06-11800	8/21/06	\$126,500	\$124,660	98.55%	\$124,660	98.55%	
6115-09-27010	8/2/06	\$161,900	\$150,110	92.72%	\$159,240	98.36%	
6882-02-00900	11/9/07	\$171,000	\$167,550	97.98%	\$167,550	97.98%	
2150-04-27400	8/9/06	\$158,000	\$148,220	93.81%	\$155,050	98.13%	
7668-00-04600	7/7/06	\$109,200	\$106,980	97.97%	\$106,980	97.97%	
8625-04-09100	10/26/06	\$143,500	\$124,640	86.86%	\$141,240	98.43%	
9426-00-10700	8/21/06	\$131,000	\$128,480	98.08%	\$128,480	98.08%	
7045-00-01300	6/23/06	\$168,625	\$153,410	90.98%	\$166,080	98.49%	
9719-93-06500	11/15/06	\$215,000	\$202,400	94.14%	\$210,870	98.08%	
9726-18-03400	9/19/06	\$234,000	\$231,780	99.05%	\$231,780	99.05%	
						Average	98.26%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Palo Pinto CAD (Mineral Wells, Possum Kindom Lake) Example

HIGH END RESIDENTIAL						
Prop ID	SALE DATE	SALE PRICE	2005 MARKET VALUE	2005 RATIO	2006 MARKET VALUE	2006 RATIO
22386	11/15/2006	\$400,000	\$210,450	52.61%	\$210,450	52.61%
13203	11/13/2006	\$395,000	\$251,300	63.62%	\$264,750	67.02%
29201	6/16/2006	\$435,000	\$285,400	65.60%	\$322,230	74.07%
19836	6/5/2006	\$380,000	\$322,680	84.91%	\$272,420	71.68%
26342	10/16/2006	\$930,000	\$398,360	42.83%	\$453,280	48.63%
AVERAGE						62.80%

LOW TO MID RANGE RESIDENTIAL						
Prop ID	SALE DATE	SALE PRICE	2005 MARKET VALUE	2005 RATIO	2006 MARKET VALUE	2006 RATIO
27858	11/28/2006	\$137,400	\$90,630	65.96%	\$127,090	92.49%
22283	10/20/2006	\$120,000	\$127,650	106.37%	\$127,650	106.37%
11869	7/19/2006	\$197,000	\$147,600	74.92%	\$186,330	94.58%
23758	8/23/2006	\$150,000	\$161,710	107.80%	\$161,710	107.80%
20836	6/5/2006	\$92,000	\$98,340	106.89%	\$98,340	106.89%
23629	11/16/2006	\$95,000	\$70,040	73.72%	\$90,950	95.73%
AVERAGE						100.64%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure in Texas?

Parker CAD (Weatherford) Example

High End Residential						
ACCT.#	SALE DATE	SALES PRICE	2005 MARKET	2005 RATIO	2006 MARKET	2006 RATIO
R-88180	2/6/2007	\$1,710,000	\$1,150,770	67.30%	\$1,150,770	67.30%
R-69257	7/6/2007	\$1,100,000	\$763,770	69.43%	\$763,770	69.43%
R-9485	4/6/2007	\$951,000	\$758,360	79.74%	\$758,360	79.74%
R-81120	10/5/2007	\$897,700	\$548,000	61.04%	\$548,000	61.04%
R-3280	9/5/2007	\$678,000	\$588,150	86.75%	\$588,150	86.75%
R-34524	7/6/2007	\$677,000	\$510,270	75.37%	\$510,270	75.37%
Average						73.27%

Mid Range Residential						
ACCT.#	SALE DATE	SALES PRICE	2005 MARKET	2005 RATIO	2006 MARKET	2006 RATIO
R-79665	2/5/2007	\$250,000	\$252,270	100.91%	\$252,230	100.89%
R-71679	2/6/2007	\$245,000	\$269,010	109.80%	\$243,000	99.18%
R-15066	7/6/2007	\$245,000	\$226,480	92.44%	\$248,280	101.34%
R-75385	6/6/2007	\$243,750	\$245,020	100.52%	\$245,020	100.52%
R-70508	9/6/2007	\$243,500	\$227,050	93.24%	\$227,050	93.24%
Average						99.04%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Polk CAD (Livingston) Example

Commercial Land					
Date of Sale	Sale price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
11/1/2006	\$6,205,000	\$209,976	3.38%	\$474,892	7.65%
8/1/2006	\$1,000,000	\$37,396	3.74%	\$130,621	13.06%
Average					10.36%

High End Residential					
Date of Sale	Sale price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
6/1/2006	\$190,000	\$113,409	59.69%	\$155,064	81.61%
7/1/2006	\$220,000	\$165,144	75.07%	\$163,023	74.10%
6/1/2006	\$239,000	\$121,554	50.86%	\$126,866	53.08%
6/1/2006	\$238,250	\$93,090	39.07%	\$103,494	43.44%
9/1/2006	\$140,000	\$46,637	33.31%	\$61,557	43.97%
Average					59.24%

Low to Mid Range Residential					
Date of Sale	Sale price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
10/1/2006	\$20,000	\$22,448	112.24%	\$24,850	124.25%
7/1/2006	\$37,000	\$42,887	115.91%	\$40,596	109.72%
6/1/2006	\$22,000	\$24,278	110.35%	\$24,278	110.35%
10/1/2006	\$42,192	\$35,129	83.26%	\$40,249	95.39%
6/1/2006	\$11,000	\$10,601	96.37%	\$10,601	96.37%
Average					107.22%

Residential Land					
Date of Sale	Sale price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
7/2006	\$22,500	\$24,548	109.10%	\$24,585	109.27%
9/2006	\$24,500	\$20,520	83.76%	\$23,085	94.22%
Average					101.75%

Due to the lack of available sales data, high end and commercial properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Potter - Randall CAD (Amarillo) Example

Commercial and Commercial Land							
	Date of Sale	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	Comment
Sale 1	12/28/2006	\$12,700,000	\$8,153,328	64.20%	\$8,449,707	66.53%	
Sale 2	10/11/2006	\$10,309,000	\$4,346,547	42.16%	\$4,346,547	42.16%	In law suit since 2004 Strip Shopping Center
Sale 3	10/11/2006	\$5,104,000	\$2,836,481	55.57%	\$2,836,481	55.57%	In law suit since 2004 Strip Shopping Center
Sale 4	9/15/2006	\$4,951,345	\$935,034	18.88%	\$935,034	18.88%	
Sale 5	12/15/2006	\$2,950,000	\$1,587,979	53.83%	\$1,587,979	53.83%	
						Average	47.40%

High End Residential							
	Date of Sale	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	Comment
Sale 1	12/15/2006	\$975,000	\$468,740	48.08%	\$468,740	48.08%	note amount
Sale 2	7/17/2006	\$920,000	\$639,997	69.56%	\$639,997	69.56%	note amount
Sale 3	9/28/2006	\$799,900	\$548,261	68.54%	\$548,261	68.54%	
Sale 4	7/31/2006	\$695,000	\$307,108	44.19%	\$347,674	50.03%	
Sale 5	9/28/2006	\$635,000	\$383,553	60.40%	\$383,553	60.40%	
Sale 6	9/7/2006	\$600,000	\$533,229	88.87%	\$533,229	88.87%	
Sale 7	10/27/2006	\$572,500	\$468,340	81.81%	\$468,340	81.81%	
Sale 8	6/23/2006	\$550,000	\$481,082	87.47%	\$481,082	87.47%	
						Average	69.34%

Mid Range Residential							
	Date of Sale	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	Comment
Sale 1	10/11/2006	\$245,000	\$202,796	82.77%	\$222,479	90.81%	
Sale 2	2/1/2007	\$242,500	\$261,652	107.90%	\$253,143	104.39%	
Sale 3	9/1/2006	\$238,000	\$191,489	80.46%	\$191,489	80.46%	
Sale 4	9/15/2006	\$232,000	\$193,467	83.39%	\$232,306	100.13%	
Sale 5	12/18/2006	\$225,000	\$189,566	84.25%	\$198,237	88.11%	
Sale 6	9/19/2006	\$197,500	\$196,005	99.24%	\$196,005	99.24%	
Sale 7	10/20/2006	\$168,000	\$161,542	96.16%	\$181,138	107.82%	
Sale 8	10/27/2006	\$103,000	\$96,743	93.93%	\$105,313	102.25%	
Sale 9	9/28/2006	\$100,650	\$100,635	99.99%	\$100,635	99.99%	
						Average	97.02%

Due to the lack of available sales data, high end and commercial properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Rockwall CAD (Rockwall) Example

High End Residential									
Property I.D.	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	Current Value	Current Ratio	
51746	2/1/2006	\$1,150,000	\$786,910	68.43%	\$1,008,730	87.72%	\$999,910	86.95%	
33929	4/28/2006	\$1,125,000	\$569,640	50.63%	\$594,580	52.85%	\$589,590	52.41%	
49694	6/6/2006	\$1,350,000	N/A	N/A	N/A	N/A	\$1,071,100	79.34%	
58805	6/30/2006	\$1,000,000	N/A	N/A	N/A	N/A	\$916,060	91.61%	
49696	9/5/2006	\$1,300,000	N/A	N/A	N/A	N/A	\$1,214,790	93.45%	
								Average	80.75%

Mid Range Residential									
Property I.D.	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	Current Value	Current Ratio	
49099	6/1/2006	\$152,000	\$154,620	101.72%	\$152,000	100.00%	\$152,010	100.01%	
52657	11/16/2006	\$189,900	\$184,690	97.26%	\$191,570	100.88%	\$189,940	100.02%	
48356	10/23/2006	\$145,500	\$143,470	98.60%	\$145,550	100.03%	\$145,540	100.03%	
48426	7/26/2006	\$163,000	\$161,250	98.93%	\$164,320	100.81%	\$162,990	99.99%	
54503	7/26/2006	\$123,000	\$120,510	97.98%	\$123,980	100.80%	\$122,960	99.97%	
								Average	100.00%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

RUSK COUNTY APPRAISAL DISTRICT STATISTICS

Cat "A"

SALES OF HOMES \$250,000 - >\$1,000,000

RCAD has 132 CAT "A" parcels within this range. There were 10 sales of these properties within your time range of 06/2006 to 03/2007. Of these 10 sales RCAD was able to confirm only 3.

Sale Date	Sale Price	05 Value	2005 Ratio	06 Value	2006 Ratio
12/29/2006	\$ 310,000	\$ 250,900	80.94%	\$ 315,710	101.84%
11/1/2006	\$ 278,000	\$ 104,490	37.59%	\$ 208,260	74.91%
9/6/2006	\$ 370,000	\$ 311,540	84.20%	\$ 324,300	87.65%
Average					88.13%

SALES OF HOMES \$100,000 - \$249,999

RCAD has 2,079 CAT "A" parcels within this range. There were 155 sales of these properties within your time range of 06/2006 to 03/2007. Of these 155 sales RCAD was able to confirm only 57.

Ratio study on these sales indicate:

Lowest Ratio: 0.60

Highest Ratio: 1.16

Median: 0.94

Mean: 0.95

SALES OF HOMES <\$100,000

RCAD has 9,172 CAT "A" parcels within this range. There were 645 sales of these properties within your time range of 06/2006 to 03/2007. Of these 645 sales RCAD was able to confirm only 148 .

Ratio study on these sales indicate:

Lowest Ratio: 0.33

Highest Ratio: 1.55

Median: 0.90

Mean: 0.99

RCAD has 3,803 Commercial Real parcels. There were 66 sales of these properties within your time range of 06/2006 to 03/2007. Of these 66 sales RCAD was able to confirm only 6.

Sale Date	Sale Price	05 Value	2005 Ratio	06 Value	2006 Ratio
2/14/2007	\$ 11,370	\$ 11,370	100.00%	\$ 11,370	100.00%
9/15/2006	\$ 63,000	\$ 72,350	114.84%	\$ 80,000	126.98%
2/6/2007	\$ 165,000	\$ 100,770	61.07%	\$ 104,870	63.56%
12/1/2006	\$ 166,000	\$ 148,780	89.63%	\$ 148,780	89.63%
10/2/2006	\$ 240,000	\$ 156,690	65.29%	\$ 155,830	64.93%
12/29/2006	\$ 115,000	\$ 61,500	53.48%	\$ 61,310	53.31%
Average					83.07%

Why Do We Need Mandatory Sales Disclosure In Texas?

Scurry CAD (Snyder) Example

High End Residential						
PID#	SALE DATE	SALE PRICE	2005 MARKET	2005 RATIO	2006 MARKET	2006 RATIO
11769	Nov-06	\$268,000	\$122,996	45.89%	\$139,908	52.20%
11781	Jul-06	\$147,500	\$120,812	81.91%	\$136,811	92.75%
11810	Nov-06	\$185,000	\$122,273	66.09%	\$140,855	76.14%
11788	Jun-06	\$375,000	\$307,589	82.02%	\$350,939	93.58%
Average						78.67%

Mid Range Residential						
PID#	SALE DATE	SALE PRICE	2005 MARKET	2005 RATIO	2006 MARKET	2006 RATIO
14009	Jan-07	\$86,500	\$61,734	71.37%	\$65,082	75.24%
15690	Nov-07	\$98,500	\$68,363	69.40%	\$72,142	73.24%
15960	Sep-07	\$75,500	\$60,824	80.56%	\$64,121	84.93%
15965	Oct-07	\$76,000	\$54,513	71.73%	\$60,171	79.17%
16102	Jul-07	\$95,500	\$70,557	73.88%	\$74,449	77.96%
Average						78.11%

Many smaller jurisdictions in the state do not receive sales information on property transactions and rely solely on voluntary disclosure from questionnaires. This makes estimating market value difficult at all levels.

Why Do We Need Mandatory Sales Disclosure In Texas?

Swisher CAD Residential Sales Information

Sq Feet	Sale Price	2006 Value	2006 Ratio	Area
1912	\$72,700	\$57,150	78.61%	(Tulia)
1687	\$73,600	\$57,100	77.58%	(Tulia)
2496	\$75,000	\$73,660	98.21%	(Tulia)
1566	\$85,000	\$38,000	44.71%	(Kress)
2731	\$100,000	\$114,430	114.43%	(Tulia) - I have doubts about the sales price on this home

Average	82.71%
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Being a small rural district we don't have any of the large sales like you were requesting, but we do have a significant problem. When I ran a report for all of the sales since 6/1/06 to present there were 216 ownership transfers, but only 51 have sales price. The reason that we have so few sales prices is because we have no MLS and have to rely completely on voluntary sales disclosure. With so little information we are having problems setting values at market.

Why Do We Need Mandatory Sales Disclosure In Texas?

Tarrant AD (Fort Worth) Example

Commercial Improved						
ECU #	Sale Date	Sale Price	2005 Appraised Value	2005 Ratio%	2006 Appraised Value	2006 Ratio%
80094805	1/8/2007	\$247,500	\$140,765	56.87%	\$140,765	56.87%
80410561	12/6/2006	\$230,000	\$150,000	65.22%	\$172,500	75.00%
80291996	9/27/2006	\$230,000	\$171,150	74.41%	\$182,836	79.49%
80564798	9/5/2006	\$375,000	\$225,580	60.15%	\$270,920	72.25%
80865495	9/11/2006	\$1,280,000	\$737,545	57.62%	\$1,000,000	78.13%
80244378	10/5/2006	\$3,750,000	\$2,745,090	73.20%	\$2,745,090	73.20%
80093434	9/5/2006	\$4,068,295	\$3,295,875	81.01%	\$3,300,000	81.12%
80597432	11/16/2006	\$8,900,000	\$11,328,834	127.29%	\$7,500,000	84.27%
80869639	12/28/2006	\$12,035,000	\$7,286,095	60.54%	\$9,350,000	77.69%
80682634	10/13/2006	\$37,500,000	\$17,042,931	45.45%	\$17,420,385	46.45%
Average						72.45%

Vacant Land						
ECU #	Sale Date	Sale Price	2005 Appraised Value	2005 Ratio%	2006 Appraised Value	2006 Ratio%
80483518	11/30/2006	\$60,000	\$30,240	50.40%	\$30,240	50.40%
80079237	10/12/2006	\$60,000	\$35,955	59.93%	\$35,955	59.93%
80086551	11/9/2006	\$150,000	\$75,662	50.44%	\$105,088	70.06%
80865265	9/14/2006	\$150,000	\$75,272	50.18%	\$131,726	87.82%
80865788	11/28/2006	\$4,000,000	\$2,285,593	57.14%	\$1,502,994	37.57%
Average						61.16%

High End Residential Over \$1 million						
ECU #	Sale Date	Sale Price	2005 Appraised Value	2005 Ratio%	2006 Appraised Value	2006 Ratio%
07874731	9/13/2006	\$1,087,000	\$763,920	70.28%	\$767,324	70.59%
07694229	1/30/2007	\$1,125,000	\$1,030,800	91.63%	\$1,030,800	91.63%
07694369	8/15/2006	\$1,299,900	\$934,300	71.87%	\$934,300	71.87%
7393946	8/24/2006	\$1,165,000	\$889,500	76.35%	\$909,700	78.09%
07391234	1/24/2007	\$1,350,000	\$1,124,200	83.27%	\$1,124,200	83.27%
07245556	7/10/2006	\$1,150,000	\$863,900	75.12%	\$800,000	69.57%
07241690	12/28/2006	\$1,850,000	\$1,054,300	56.99%	\$1,054,300	56.99%
03885631	6/8/2006	\$1,475,000	\$734,950	49.83%	\$734,950	49.83%
00280984	9/1/2006	\$1,200,000	\$647,900	53.99%	\$647,900	53.99%
Average						69.54%

Mid Range Residential - \$250,000 homes						
ECU #	Sale Date	Sale Price	2005 Appraised Value	2005 Ratio%	2006 Appraised Value	2006 Ratio%
06036961	8/31/2006	\$250,000	\$252,200	100.88%	\$252,200	100.88%
07921233	9/27/2006	\$250,000	\$216,200	86.48%	\$235,700	94.28%
07807694	10/30/2006	\$250,000	\$229,300	91.72%	\$240,900	96.36%
07773951	6/24/2006	\$250,000	\$244,800	97.92%	\$244,800	97.92%
07723067	1/31/2007	\$250,000	\$275,100	110.04%	\$275,100	110.04%
07618581	9/26/2006	\$250,000	\$239,900	95.96%	\$255,000	102.00%
07560125	12/26/2006	\$250,000	\$237,000	94.80%	\$237,000	94.80%
07148526	8/3/2006	\$250,000	\$230,500	92.20%	\$230,500	92.20%
07114915	9/29/2006	\$250,000	\$211,300	84.52%	\$211,300	84.52%
Average						97.00%

Due to the lack of available sales data, high end and commercial properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Travis CAD (Austin) Example

Offices						
PARCEL ID	DATE SOLD	SALE PRICE	2005 Value	2005 Ratio	2006 Value	2006 Ratio
Pid 361379	8/28/2006	\$28,680,000	\$11,107,868	38.73%	\$14,987,205	52.26%
Pid 455195 & 455196	8/7/2006	\$92,000,000	\$37,016,126	40.23%	\$53,428,566	58.07%
Pid 231476	8/3/2006	\$14,950,000	\$10,466,093	70.01%	\$11,661,656	78.00%
Pid 422330 and others	6/21/2006	\$167,000,000	\$70,267,896	42.08%	\$105,543,933	63.20%
Average						62.88%

Apartments						
PARCEL ID	DATE SOLD	SALE PRICE	2005 Value	2005 Ratio	2006 Value	2006 Ratio
2-1502-0501	7/1/2006	\$ 23,500,000	\$ 12,452,200	52.99%	\$14,750,000	62.77%
2-5816-0501	7/7/2006	\$ 14,250,000	\$ 8,937,110	62.72%	\$9,484,280	66.56%
2-3818-0234	7/31/2006	\$ 14,600,000	\$ 7,427,000	50.87%	\$9,190,260	62.95%
4-0703-0239	8/23/2006	\$ 6,775,000	\$ 4,021,160	59.35%	\$4,129,840	60.96%
Average						63.31%

High End Residential						
PARCEL ID	DATE SOLD	SALE PRICE	2005 Value	2005 Ratio	2006 Value	2006 Ratio
130017	12/15/2006	\$ 1,150,000	\$ 781,709	67.97%	\$ 864,339	75.16%
375087	6/29/2006	\$ 1,362,500	\$ 980,000	71.93%	\$ 1,178,519	86.50%
473863	11/1/2006	\$ 2,800,000	\$ 2,166,350	77.37%	\$ 2,553,402	91.19%
122644	11/15/2006	\$ 1,750,000	\$ 1,044,776	59.70%	\$ 1,286,299	73.50%
129012	6/7/2006	\$ 3,350,000	\$ 1,749,577	52.23%	\$ 2,684,151	80.12%
135963	12/20/2006	\$ 1,950,000	\$ 1,069,806	54.86%	\$ 1,239,119	63.54%
114009	11/16/2006	\$ 1,700,000	\$ 931,470	54.79%	\$ 1,200,818	70.64%
457547	6/13/2006	\$ 1,175,000	\$ 706,567	60.13%	\$ 959,729	81.68%
375650	6/28/2006	\$ 1,185,000	\$ 608,388	51.34%	\$ 792,590	66.89%
142327	6/6/2006	\$ 1,280,000	\$ 784,421	61.28%	\$ 1,080,099	84.38%
437867	8/7/2006	\$ 1,600,000	\$ 1,119,428	69.96%	\$ 841,897	52.62%
521319	8/29/2006	\$ 1,055,000	\$ 1,413,774	134.01%	\$ 987,195	93.57%
Average						76.65%

Low to Mid Range Residential						
PARCEL ID	DATE SOLD	SALE PRICE	2005 Value	2005 Ratio	2006 Value	2006 Ratio
257743	6/2/2006	\$ 110,000	\$ 103,539	94.13%	\$ 103,205	93.82%
254820	8/25/2006	\$ 95,000	\$ 90,476	95.24%	\$ 91,960	96.80%
512389	8/4/2006	\$ 227,000	\$ 214,588	94.53%	\$ 218,890	96.43%
304601	8/21/2006	\$ 225,000	\$ 204,721	90.99%	\$ 223,110	99.16%
374324	6/16/2006	\$ 292,000	\$ 269,192	92.19%	\$ 291,067	99.68%
261746	5/22/2006	\$ 126,500	\$ 117,651	93.00%	\$ 123,853	97.91%
460186	8/17/2006	\$ 177,500	\$ 143,334	80.75%	\$ 176,077	99.20%
546142	6/21/2006	\$ 142,900	\$ 126,061	88.22%	\$ 141,683	99.15%
329749	8/30/2006	\$ 94,000	\$ 89,227	94.92%	\$ 93,352	99.31%
295337	12/21/2006	\$ 110,000	\$ 108,609	98.74%	\$ 109,457	99.51%
335126	8/11/2006	\$ 180,000	\$ 172,709	95.95%	\$ 176,254	97.92%
273116	8/11/2006	\$ 115,000	\$ 102,685	89.29%	\$ 113,931	99.07%
504059	7/10/2006	\$ 155,000	\$ 143,669	92.69%	\$ 153,867	99.27%
Average						98.25%

Due to the lack of available sales data, high end and commercial properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Trinity CAD (Trinity) Example

Higher End Properties							
TCAD ACCT #	DATE	SALE PRICE	2005 Value	2005 RATIO	2006 Value	2006 RATIO	
NUMEROUS	09.08.06	\$ 7,833,725	\$ 3,000,000	38.30%	\$ 3,500,000	44.68%	
19620	09.18.06	\$ 427,645	\$ 164,210	38.40%	\$ 163,107	38.14%	
14680	11.06.06	\$ 425,000	\$ 137,158	32.27%	\$ 131,993	31.06%	
15421/36952	09.08.06	\$ 355,200	\$ 98,007	27.59%	\$ 98,007	27.59%	
9123	08.22.06	\$ 135,000	\$ 36,034	26.69%	\$ 36,176	26.80%	
						Average	33.65%

Low to Mid Range Properties							
TCAD ACCT #	DATE	SALE PRICE	2005 Value	2005 RATIO	2006 Value	2006 RATIO	
39694	09.12.06	\$ 120,000	\$ 68,895	57.41%	\$ 68,895	57.41%	
6772	09.19.06	\$ 113,000	\$ 26,603	23.54%	\$ 26,603	23.54%	
13007	06.22.06	\$ 40,000	\$ 32,088	80.22%	\$ 32,088	80.22%	
						Average	53.72%

Many smaller jurisdictions in the state do not receive sales information on property transactions and rely solely on voluntary disclosure from questionnaires. This makes estimating market value difficult at all levels.

Why Do We Need Mandatory Sales Disclosure In Texas?

Upshur CAD (Gilmer) Example

Higher End Residential						
Property ID	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
R35869	12/28/2006	\$212,000	\$166,171	78.38%	\$174,130	82.14%
R17728	9/14/2006	\$205,000	\$126,920	61.91%	\$129,550	63.20%
R38778	7/13/2006	\$290,000	\$240,102	82.79%	\$234,400	80.83%
R300653	8/3/2006	\$215,000	\$130,413	60.66%	\$176,440	82.07%
R77902	10/26/2006	\$176,000	\$143,054	81.28%	\$136,900	77.78%
Average						77.20%

Mid Range Residential						
Property ID	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
R41116	9/16/2006	\$120,000	\$69,132	57.61%	\$71,710	59.76%
R597	10/10/2006	\$125,000	\$72,720	58.18%	\$72,870	58.30%
R38708	12/14/2006	\$141,000	\$89,156	63.23%	\$100,000	70.92%
R4494	11/14/2006	\$142,500	\$98,804	69.34%	\$97,190	68.20%
Average						64.29%

Upshur CAD - MLS Access was cut off at the end of May, 2006. They rely solely on sales letter questionnaires as their source of sales data.

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Why Do We Need Mandatory Sales Disclosure In Texas?

Victoria CAD (Victoria) Example

High End Properties							
Prop ID	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	
136415	10/30/2006	\$357,000	\$287,590	80.56%	\$273,600	76.64%	
146507	12/18/2006	\$325,000	\$241,090	74.18%	\$242,540	74.63%	
84865	10/17/2006	\$449,900	\$300,730	66.84%	\$325,510	72.35%	
84866	10/27/2006	\$425,000	\$315,960	74.34%	\$343,760	80.88%	
146520	6/30/2006	\$289,000	\$255,250	88.32%	\$245,240	84.86%	
						Average	77.87%

Mid Range Properties							
Prop ID	Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio	
144682	7/25/2006	\$94,500	\$78,730	83.31%	\$86,080	91.09%	
58903	10/31/2006	\$107,900	\$90,080	83.48%	\$99,320	92.05%	
134100	9/29/2006	\$113,500	\$98,410	86.70%	\$103,240	90.96%	
86126	10/19/2006	\$109,000	\$84,700	77.71%	\$92,440	84.81%	
86125	11/21/2006	\$102,000	\$82,000	80.39%	\$90,750	88.97%	
						Average	89.58%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Wharton CAD (Wharton) Example

Higher End Residential						
Sale date	Sale price	2005 value	2005 Ratio	2006 value	2006 Ratio	
12/11/2006	\$260,000	\$189,640	72.94%	\$202,950	78.06%	
7/17/2006	\$220,000	\$147,290	66.95%	\$185,650	84.39%	
7/7/2006	\$195,000	\$157,340	80.69%	\$171,870	88.14%	
12/14/2006	\$170,000	\$87,250	51.32%	\$130,330	76.66%	
					Average	81.81%

Mid range Residential						
Sale date	Sale price	2005 value	2005 Ratio	2006 value	2006 Ratio	
6/1/2006	\$69,500	\$56,090	80.71%	\$68,430	98.46%	
9/28/2006	\$69,000	\$55,020	79.74%	\$70,000	101.45%	
12/4/2006	\$57,000	\$49,590	87.00%	\$55,660	97.65%	
8/10/2006	\$51,500	\$38,570	74.89%	\$49,710	96.52%	
					Average	98.52%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Wichita CAD (Wichita Falls) Example

High End Residential							
PID	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio	
154851	2/2/2007	\$590,000	\$473,668	80.28%	\$497,372	84.30%	
154920	7/17/2006	\$420,000	\$305,035	72.63%	\$293,460	69.87%	
154499	11/27/2006	\$400,000	\$242,856	60.71%	\$320,552	80.14%	
154816	7/21/2006	\$380,000	\$360,000	94.74%	\$361,600	95.16%	
						Average	82.37%

Low to Mid Range Residential							
PID	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio	
109292	1/17/2007	\$128,000	\$100,833	78.78%	\$115,519	90.25%	
146908	1/4/2007	\$125,000	\$106,656	85.32%	\$119,864	95.89%	
152093	1/23/2007	\$120,000	\$97,014	80.85%	\$97,881	81.57%	
151853	1/26/2007	\$117,000	\$111,375	95.19%	\$107,948	92.26%	
106342	8/30/2006	\$114,900	\$89,681	78.05%	\$108,899	94.78%	
						Average	90.95%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Wilbarger CAD (Vernon) Example

High End Residential						
Parcel	Date of Sale	Sales Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
4333001	9/15/2006	\$205,000	\$158,320	77.23%	\$161,150	78.61%
984001	11/6/2006	\$186,000	\$112,900	60.70%	\$123,270	66.27%
3625001	3/20/2006	\$155,000	\$86,270	55.66%	\$101,270	65.34%
7175001	7/11/2006	\$152,500	\$115,620	75.82%	\$124,970	81.95%
7616001	10/17/2006	\$145,000	\$85,370	58.88%	\$110,370	76.12%
Average						73.66%

Low to Mid Range Residential						
Parcel	Date of Sale	Sales Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
989	12/15/2006	\$88,500	\$65,070	73.53%	\$70,750	79.94%
5432001	10/17/2006	\$77,000	\$53,070	68.92%	\$65,760	85.40%
5614001	10/18/2006	\$74,000	\$49,860	67.38%	\$54,290	73.36%
5614001	10/16/2006	\$74,000	\$49,860	67.38%	\$54,290	73.36%
3969001	11/14/2006	\$62,000	\$54,490	87.89%	\$58,390	94.18%
Average						81.25%

Many smaller jurisdictions in the state do not receive sales information on property transactions and rely solely on voluntary disclosure from questionnaires. This makes estimating market value difficult at all levels.

Why Do We Need Mandatory Sales Disclosure In Texas?

Williamson CAD (Georgetown) Example

High End Residential						
PID	SaleDate	SalePrice	2005 Value	2005 Ratio	2006 Value	2006 Ratio
R415004	11/17/2006	\$572,500	\$480,652	83.96%	\$510,088	89.10%
R418826	10/25/2006	\$589,900	\$380,278	64.46%	\$468,991	79.50%
R415001	8/4/2006	\$607,000	\$518,033	85.34%	\$532,895	87.79%
R460629	12/28/2006	\$628,000			\$631,177	100.51%
R330956	7/21/2006	\$650,000	\$479,841	73.82%	\$604,336	92.97%
R401913	11/10/2006	\$674,650	\$592,132	87.77%	\$508,686	75.40%
R340772	10/31/2006	\$690,000	\$495,058	71.75%	\$494,582	71.68%
R468639	10/17/2006	\$710,000			\$515,555	72.61%
R460350	6/28/2006	\$715,000			\$667,714	93.39%
R382793	8/15/2006	\$729,000	\$829,000	113.72%	\$714,152	97.96%
R453456	6/26/2006	\$730,000			\$681,424	93.35%
R442360	7/31/2006	\$1,100,000	\$1,016,771	92.43%	\$931,683	84.70%
R415011	8/24/2006	\$1,200,000	\$589,786	49.15%	\$826,371	68.86%
R382613	9/27/2006	\$1,200,000	\$875,000	72.92%	\$1,140,998	95.08%
R431792	10/16/2006	\$1,225,000			\$1,079,389	88.11%
R431804	9/28/2006	\$1,280,000			\$1,098,545	85.82%
R397914	7/6/2006	\$1,475,000			\$1,408,750	95.51%
Average						86.61%

Mid Range Residential						
PID	SaleDate	SalePrice	2005 Value	2005 Ratio	2006 Value	2006 Ratio
R430818	8/11/2006	\$205,000	\$201,650	98.37%	\$197,913	96.54%
R430863	7/10/2006	\$205,000	\$207,011	100.98%	\$202,770	98.91%
R402326	8/31/2006	\$206,000			\$204,439	99.24%
R402347	10/4/2006	\$206,000			\$189,123	91.81%
R405997	1/17/2007	\$213,000	\$182,426	85.65%	\$206,503	96.95%
R402375	11/6/2006	\$216,000			\$201,694	93.38%
R402337	11/27/2006	\$227,000	\$209,788	92.42%	\$211,813	93.31%
R369312	10/19/2006	\$228,500	\$224,971	98.46%	\$224,928	98.44%
R388627	10/25/2006	\$229,000	\$224,759	98.15%	\$224,722	98.13%
R467303	7/28/2006	\$235,480			\$230,964	98.08%
R406052	7/10/2006	\$236,000	\$216,104	91.57%	\$222,271	94.18%
R388540	6/13/2006	\$237,000	\$219,655	92.68%	\$221,461	93.44%
R459917	11/30/2006	\$238,000			\$236,362	99.31%
R407022	8/31/2006	\$241,600	\$207,888	86.05%	\$230,559	95.43%
R412168	8/25/2006	\$245,000	\$231,679	94.56%	\$244,616	99.84%
R405892	12/6/2006	\$245,000	\$219,790	89.71%	\$223,888	91.38%
R093217	8/8/2006	\$245,500	\$239,409	97.52%	\$244,567	99.62%
R347532	11/2/2006	\$247,000	\$192,101	77.77%	\$200,195	81.05%
R066307	7/28/2006	\$248,000	\$209,604	84.52%	\$231,310	93.27%
R086163	1/5/2007	\$249,775	\$243,859	97.63%	\$219,169	87.75%
Average						95.00%

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Why Do We Need Mandatory Sales Disclosure In Texas?

Wise CAD (Decatur) Example

High End Residential						
Property ID	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
R45546	7/10/2006	\$565,000	VAC LOT	N/A	\$429,880	76.08%
R45747	10/11/2006	\$412,300	VAC LOT	N/A	\$369,570	89.64%
R3059	9/18/2006	\$480,000	\$397,090	82.73%	\$394,310	82.15%
R30710	11/10/2006	\$475,000	\$369,160	77.72%	\$369,160	77.72%
Average						81.40%

Mid Range Residential						
Property ID	Sale Date	Sale Price	2005 Market Value	2005 Ratio	2006 Market Value	2006 Ratio
R25316	7/18/2006	\$102,000	\$101,510	99.52%	\$101,510	99.52%
R26655	9/12/2006	\$75,000	\$84,850	113.13%	\$84,852	113.14%
R2872	12/29/2006	\$125,000	\$128,390	102.71%	\$130,390	104.31%
R49019	9/6/2006	\$97,000	\$94,300	97.22%	\$94,300	97.22%
R38641	12/20/2006	\$84,000	\$79,940	95.17%	\$79,940	95.17%
Average						101.87%

Due to the lack of available sales data, high end properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.

Why Do We Need Mandatory Sales Disclosure In Texas?

Wood CAD (Quitman) Example

Commercial and Vacant							
Category		Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
F1	vacant	Jun-06	\$ 225,000	\$ 20,550	9.13%	\$ 20,550	9.13%
F1	vacant	Jan-06	\$ 150,000	\$ 64,350	42.90%	\$ 67,570	45.05%
F1	conv. Store	Aug-06	\$ 260,000	\$ 96,750	37.21%	\$ 101,400	39.00%
F1	retail	Dec-06	\$ 160,000	\$ 65,190	40.74%	\$ 68,070	42.54%
F1	conv. Store	Aug-06	\$ 525,000	\$ 171,800	32.72%	\$ 171,800	32.72%
D1	vacant	Dec-06	\$ 303,000	\$ 106,430	35.13%	\$ 106,430	35.13%
Average							33.93%

Residential High End							
Category		Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
E1		Sep-06	\$ 1,075,000	\$ 586,230	54.53%	\$ 775,350	72.13%
E1	imp.	Dec-06	\$ 500,000	\$ 341,400	68.28%	\$ 382,340	76.47%
A1		Nov-06	\$ 269,000	\$ 160,080	59.51%	\$ 199,860	74.30%
E1	imp.	Jan-07	\$ 300,000	\$ 221,140	73.71%	\$ 242,630	80.88%
E1	imp.	Dec-06	\$ 250,000	\$ 151,280	60.51%	\$ 163,850	65.54%
A1		Nov-06	\$ 250,000	\$ 101,190	40.48%	\$ 112,980	45.19%
A1		Aug-06	\$ 312,000	\$ 181,380	58.13%	\$ 210,660	67.52%
Average							68.86%

Residential Low to Mid Range							
Category		Sale Date	Sale Price	2005 Value	2005 Ratio	2006 Value	2006 Ratio
A1		Nov-06	\$ 80,000	\$ 67,960	84.95%	\$ 76,810	96.01%
A1		Oct-06	\$ 52,000	\$ 37,360	71.85%	\$ 54,050	103.94%
A1		Oct-06	\$ 180,000	\$ 161,050	89.47%	\$ 174,940	97.19%
A1		Sep-06	\$ 103,000	\$ 103,250	100.24%	\$ 117,070	113.66%
A1		Aug-06	\$ 43,000	\$ 38,210	88.86%	\$ 44,340	103.12%
Average							102.78%

WOOD CAD We do not get many commercial sales. We may get close in value to the mom/pop small stores but as you can see we get nowhere with the high valued properties. Here is a small sample of our lower to median price homes. I know they are no where near the values you are accustomed. Our average homes range from \$50,000 to \$100,000. FYI, we receive about 15-18% of sales information in our county. MLS has completely shut us off. We rely solely on buyer/seller letters.

Due to the lack of available sales data, high end and commercial properties are generally assessed at a lower ratio than the low to mid range properties. The low to mid range property owners are paying a disproportionate amount of the tax burden because of the lack of mandatory sales disclosure.