

CATEGORY A - STRATUM 2  
 \$ 2,891 - \$ 20,180

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
CHERRY CREEK NO 2 LT 249	54875	A			10,350	11,647	0.8886
CHERRY CREEK #2, LOT 283,	54900	S	01/2004	5,000	7,520	5,000	1.5040
CHERRY CREEK NO 2 LT 456	55052	A			10,290	30,485	0.3375
DIXON NO 2 B 1 LTS 12 & 1	56167	A			7,250	7,214	1.0050
FLOWING WELLS NO 1 B 7 LT	56722	A			11,590	8,246	1.4055
LAKE RUN A MUCK EST NO 1	69371	A			7,590	9,236	0.8218
LAKE RUN-A-MUCK ESTS #4,	69751	S	06/2004	18,000	19,610	18,000	1.0894
LAKE TEJAS, LOT 18 & 19,	72233	S	04/2004	6,200	9,560	6,200	1.5419
PINELAND ADDN NO 1 PT OF	75648	A			18,920	9,989	1.8941
REGENCY FOREST NO 1 LT 61	76728	A			4,710	4,123	1.1424
ROLLING HILLS NO 1 LT 18	77570	A			10,710	7,021	1.5254
SHEPHERD HILL ESTATES, BL	77915	S	02/2005	7,500	8,070	7,500	1.0760
WONDERLAND FOREST FARMETT	80318	A			11,950	15,682	0.7620
OLD LANGHAM #2 REPLAT, LO	80703	S	07/2004	11,500	12,790	11,500	1.1122
SIMPSON A 49 TR 37.2	85171	A			12,450	6,233	1.9974
STRATUM 2 TOTALS					163,360	158,076	1.0334

CATEGORY A - STRATUM 3  
 \$ 20,181 - \$ 41,430

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
A50 CHRISTIAN, SMITH, TRA	44770	S	05/2004	10,000	27,180	10,000	2.7180
A113 HENRY W FARLEY, TRAC	45747	S	05/2004	35,000	33,810	35,000	0.9660
A133 URIAH GIBSON, TRACT	46310	S	06/2004	35,000	40,630	35,000	1.1609
HTCC&R A 164 TR 66	46900	A			38,030	12,249	3.1047
CHERRY CREEK NO 2 LT 508	55088	A			23,320	25,250	0.9236
FLOWING WELLS #1, BLOCK 7	56749	S	07/2004	25,000	24,370	25,000	0.9748
FLOWING WELLS #4, BLOCK 6	56929	S	04/2004	45,500	37,170	45,500	0.8169
LAKE RUN-A-MUCK ESTS #4,	69868	S	07/2004	20,000	24,160	20,000	1.2080
LAKE RUN-A-MUCK ESTS #4,	69907	S	06/2004	43,500	41,350	43,500	0.9506
LAKE RUN A MUCK NO 7 LTS	70510	A			27,880	41,831	0.6665
REGENCY FOREST NO 1 LT 76	76743	A			32,100	31,001	1.0355
REGENCY FOREST NO 2 LTS 5	76796	A			31,690	18,126	1.7483
SHEPHERD TOWNSITE, BLOCK	78039	S	11/2004	20,000	22,240	20,000	1.1120
SHEPHERD SCHOOL ADDN LT 6	78226	S	11/2004	37,000	40,210	37,000	1.0868
SHEPHERD SCHOOL ADDN LTS	78230	S	06/2004	35,000	35,920	35,000	1.0263

CATEGORY A - STRATUM 3  
 \$ 20,181 - \$ 41,430

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
SOUTHWIND S 1 LT 43	86978	A			33,700	28,278	1.1917
RIVER CREEK VILLAGE NO 1	93379	A			32,930	33,809	0.9740
STRATUM 3 TOTALS					546,690	496,544	1.1010

CATEGORY A - STRATUM 4  
 \$ 41,431 - \$ 73,520

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
A50 CHRISTIAN SMITH, TRAC	44822	S	01/2005	35,300	57,800	35,300	1.6374
A113 HENRY W FARLEY, TRAC	45695	S	01/2005	65,000	71,040	65,000	1.0929
A133 URIAH GIBSON, TRACT	46252	S	11/2004	59,000	57,110	59,000	0.9680
A167 H&TCRR CO, TRACT 38,	46979	S	03/2004	45,000	67,290	45,000	1.4953
MENARD A 212 TR 3	47660	A			60,660	79,061	0.7673
MRS RILEY SQUIRE, TRACTS	51894	S	03/2005	50,000	55,670	50,000	1.1134
DIXON NO 2 B 1 LT 10	56166	A			54,940	26,442	2.0778
FLOWING WELLS NO 2 B 1 LT	56844	A			43,130	19,422	2.2207
FLOWING WELLS #4, BLOCK 6	56933, 56932, 56931, 5693	S	04/2004	45,500	45,880	45,500	1.0084
OAK FOREST RANCHETTES S 1	74731	A			42,960	51,101	0.8407
OAK FOREST RANCHETTES SEC	74754	S	05/2004	55,000	69,670	55,000	1.2667
ROLLING HILLS NO 1 LT 84	77616	A			52,610	52,080	1.0102
SHEPHERD TOWNSITE, BLOCK	78046	S	01/2005	50,350	57,630	50,350	1.1446
OLD LANGHAM #2 REPLAT, LO	80782	S	08/2004	45,000	66,200	45,000	1.4711
OLD LANGHAM #3 REPLAT, LO	80818	S	01/2005	100,000	65,840	100,000	0.6584
OLD LANGHAM #3 REPLAT, LO	80862	S	01/2005	43,500	51,510	43,500	1.1841
SOUTHWIND SEC 1, LOTS 9,	86956	S	05/2004	24,000	66,140	24,000	2.7558
STRATUM 4 TOTALS					986,080	845,756	1.1659

CATEGORY A - STRATUM 5  
 \$ 73,521 - \$999,999,999

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
SHEPHERD TOWNSITE, BLOCK	370076	S	09/2004	127,500	103,770	127,500	0.8139

CATEGORY A - STRATUM 5  
 \$ 73,521 - \$999,999,999

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
AL33 URIAH GIBSON, TRACT	46246	S	03/2005	154,500	156,780	154,500	1.0148
AL33 URIAH GIBSON, TRACTS	46302	S	07/2004	90,000	89,880	90,000	0.9987
HARDIN A 145 TR 31	46653	S	08/2004	80,900	88,130	80,900	1.0894
A167 H&TCRR CO, TRACT 37,	46978	S	04/2004	125,000	118,140	125,000	0.9451
BITTER CREEK, LOT 2 & 3,	49430	S	02/2004	87,500	110,410	87,500	1.2618
EAST FORK PROPERTIES, LOT	56251	S	02/2004	131,444	132,800	131,444	1.0103
EAST FORK PROPERTIES, LOT	56270	S	01/2005	159,575	133,750	159,575	0.8382
LAKE WATER WHEEL ESTATES	73655	S	11/2004	72,000	77,750	72,000	1.0799
RAGSDALE SPRINGS, LOTS 12	76618	S	01/2005	280,000	265,470	280,000	0.9481
RAGSDALE SPRINGS, LOTS 17	76623	S	04/2004	175,000	180,470	175,000	1.0313
RAGSDALE SPRINGS, LOTS 46	76652	S	03/2004	139,500	141,350	139,500	1.0133
RAGSDALE SPRINGS, LOTS 50	76656	S	11/2004	175,000	179,810	175,000	1.0275
RAGSDALE SPRINGS, LOTS 66	76673	S	09/2004	158,000	135,710	158,000	0.8589
RIVER CREEK VILLAGE #1, B	77020	S	09/2004	250,000	251,310	250,000	1.0052
SHEPHERD HILL RANCHETTES,	77936	S	01/2004	80,000	77,660	80,000	0.9708
SHEPHERD TOWNSITE, BLOCK	78034	S	02/2004	130,000	108,480	130,000	0.8345
TOWN & COUNTRY #2, LOT 32	79635	S	04/2004	55,000	97,290	55,000	1.7689
OLD LANGHAM #3 REPLAT, LO	80824	S	05/2004	49,900	101,140	49,900	2.0269
AL33 URIAH GIBSON, TRACTS	84143	S	03/2004	265,000	263,130	265,000	0.9929
SHEPHERD HILL RANCHETTES,	87887, 77936	S	01/2004	80,000	83,710	80,000	1.0464
STRATUM 5 TOTALS					2,896,940	2,865,819	1.0109

CATEGORY A - TOTALS

STRATUM	COMP	SAMPLE	STRATUM	SAMPLE	SAMPLE	STRATUM	STRATUM	STRATUM	CATEGORY
	CODE	PARCELS	PARCELS	LOCAL VALUE	PTD VALUE	LOCAL VALUE	RATIO	PTD VALUE	RATIO
1	U	0	4,724	0	0	5,506,529		5,506,529	
2	R	15	3,009	163,360	158,076	26,141,632	1.0334	25,296,722	
3	R	17	798	546,690	496,544	26,218,213	1.1010	23,813,091	
4	R	17	427	986,080	845,756	26,061,861	1.1659	22,353,427	
5	R	21	223	2,896,940	2,865,819	26,138,355	1.0109	25,856,519	
TOTAL		70	9,181	4,593,070	4,366,195	110,066,590		102,826,288	1.0704

CATEGORY C - STRATUM 2  
 \$ 601 - \$ 3,320

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
LAKE RUN A MUCK EST NO 5	5205-000-0900	S	04/2004	1,500	1,100	1,500	0.7333
LAKE RUN-A-MUCK ESTS #4,	69752, 69753, 69755	S	06/2004	1,800	1,830	1,800	1.0167
LAKE WATER WHEEL ESTATES	73981	S	06/2004	1,000	1,000	1,000	1.0000
LAKE WATER WHEEL ESTATES	73982	S	06/2004	1,000	1,000	1,000	1.0000
ROLLING HILLS #2, LOTS 13	77660, 85602	S	08/2004	3,000	3,020	3,000	1.0067
SHERWOOD FOREST #2, BLOCK	78459	S	04/2004	1,000	1,000	1,000	1.0000
TOWN AND COUNTRY NO 1 B 3	79560	A			2,220	3,992	0.5561
STRATUM 2 TOTALS					11,170	13,292	0.8404

CATEGORY C - STRATUM 3  
 \$ 3,321 - \$ 7,560

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
A410 MACK TERRY, TRACT 2.	301126	S	05/2004	1,500	4,000	1,500	2.6667
HARDIN A 145 TR 21	46642	A			4,000	3,600	1.1111
A164 H&TCRR CO, TRACTS 90	46914	S	01/2004	10,000	6,000	10,000	0.6000
CHERRY CREEK NO 1 LT 24	54691	A			4,500	3,305	1.3616
CHERRY CREEK NO 2 LT 361	54967	A			4,500	3,305	1.3616
FLOWING WELLS #2, BLOCK 3	56871 AND 56872	S	04/2004	4,000	4,360	4,000	1.0900
GREEN TREE ESTATES LT 7	57713	A			5,260	7,890	0.6667
OLD LANGHAM #1 REPLAT, LO	80699	S	08/2004	8,200	6,440	8,200	0.7854
BITTER CREEK, LOT 28, ACR	87871	S	03/2004	8,000	4,490	8,000	0.5613
STRATUM 3 TOTALS					43,550	49,800	0.8745

CATEGORY C - STRATUM 4  
 \$ 7,561 - \$ 15,120

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
LOMAX A 432 TR 6.3	49184	A			13,460	12,110	1.1115
NATIONAL FOREST, LOT 17,	74162	S	01/2005	9,000	9,180	9,000	1.0200
RAGSDALE SPRINGS, LOTS 21	76627	S	04/2004	11,500	13,000	11,500	1.1304
WINDING CREEK NO 1 LT 72	80232	A			8,180	13,625	0.6004

CATEGORY C - STRATUM 4  
 \$ 7,561 - \$ 15,120

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
OLD LANGHAM #1 REPLAT, LO	80688	S	07/2004	10,000	12,250	10,000	1.2250
OLD LANGHAM #2 REPLAT, LO	80740	S	06/2004	8,000	12,100	8,000	1.5125
OLD LANGHAM NO 3 REPLAT L	80864	A			12,010	10,811	1.1109
STRATUM 4 TOTALS					80,180	75,046	1.0684

CATEGORY C - STRATUM 5  
 \$ 15,121 - \$999,999,999

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
BALLAS 458, LOTS 200, VLB	49372	S	01/2005	20,195	25,000	20,195	1.2379
RAGSDALE SPRINGS LTS 7	76613	A			20,000	18,000	1.1111
REGENCY FOREST #1, LOT 81	76748, 33038	S	05/2004	37,987	35,380	37,987	0.9314
RIVER CREEK VILLAGE NO 1	76978	A			17,540	18,036	0.9725
RIVER CREEK VILLAGE NO 1	77030	A			17,850	18,360	0.9722
THOMAS-CASTLEBERRY ROAD S	86529	S	06/2004	21,000	21,000	21,000	1.0000
OAK BEND S 2 B 10 LT 7	91369	A			15,500	12,402	1.2498
STRATUM 5 TOTALS					152,270	145,980	1.0431

CATEGORY C - TOTALS

STRATUM	COMP CODE	SAMPLE PARCELS	STRATUM PARCELS	SAMPLE LOCAL VALUE	SAMPLE PTD VALUE	STRATUM LOCAL VALUE	STRATUM RATIO	STRATUM PTD VALUE	CATEGORY RATIO
1	U	0	2,393	0	0	1,238,778		1,238,778	
2	R	7	2,282	11,170	13,292	3,878,319	0.8404	4,614,849	
3	R	9	709	43,550	49,800	3,827,419	0.8745	4,376,694	
4	R	7	344	80,180	75,046	3,874,988	1.0684	3,626,908	
5	R	7	187	152,270	145,980	3,830,716	1.0431	3,672,434	
TOTAL		30	5,915	287,170	284,118	16,650,220		17,529,663	0.9498

CATEGORY D3 - STRATUM 0  
 \$1 - \$99,999,999,999

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
HARDIN A 20 TR 56	41581	A			239,830	351,747	0.6818
HARDIN A 20 TR 63.1	41602	A			24,000	19,200	1.2500
A24 WILLIAM M LOGAN, TRAC	41940	S	02/2004	160,000	151,790	160,000	0.9487
A025 WILLIAM M LOGAN, TRA	42019	S	08/2004	212,000	211,020	212,000	0.9954
A025 WILLIAM M LOGAN, TRA	42062	S	04/2005	230,000	165,900	230,000	0.7213
A33 JOSE DOLORES MARTINEZ	43183	S	04/2005	110,000	105,760	110,000	0.9615
MARTINEZ A 34 TR 92.2	43269	A			8,710	7,623	1.1426
RUMAYOOR A 47 TR 8	44334	A			37,800	36,462	1.0367
RUMAYOR A 47 TR 10	44336	A			70,110	59,722	1.1739
A50 CHRISTIAN SMITH, TRAC	44635	S	04/2005	180,000	177,490	180,000	0.9861
SMITH A 50 TR 160	44778	A			30,000	48,000	0.6250
SMITH A 50 TR 161	44779	A			19,290	16,530	1.1670
GOSSE A 137 TR 22.3	46454	A			24,000	14,400	1.6667
HAYS A 144 TR 1.2	46491	A			11,190	13,426	0.8335
A167 H&TCRR CO, TRACT 34.	46975, 46978, 48873	S	04/2004	125,000	152,940	125,000	1.2235
JOHNSTON A 181 TR 2	47087	A			168,180	177,030	0.9500
A308 R W WILBOURN, TRACTS	48576	S	11/2004	28,000	21,770	28,000	0.7775
BOOTE A 404 T 8.4	49080	A			53,660	46,501	1.1540
MACK A 410	49124	A			28,500	24,700	1.1538
BALLAS 458, LOTS 11 & 142	49357	S	02/2005	28,000	37,890	28,000	1.3532
BALLAS 458, LOTS 224, HUD	49395	S	11/2004	30,000	81,240	30,000	2.7080
LAKE WATER WHEEL EST NO 3	73607	A			51,900	41,520	1.2500
RAGSDALE SPRINGS, LOTS 24	76630	S	04/2005	220,000	222,540	220,000	1.0115
WINDING CREEK #1, LOTS 63	80225	S	03/2004	65,000	66,320	65,000	1.0203
OLD LANGHAM SEC 1, LOT 5,	80677	S	06/2004	114,900	142,760	114,900	1.2425
OLD LANGHAM #2 REPLAT, LO	80784	S	04/2004	91,500	114,520	91,500	1.2516
A133 URIAH GIBSON, TRACT	87174, 93364	S	05/2004	70,000	77,450	70,000	1.1064
ROLLING HILLS NO 4 LT 253	87708	A			15,850	16,478	0.9619
WILBOURN TR 39	91395	A			86,400	86,400	1.0000
KINCAID A 189 TR 9	93398	A			17,500	20,000	0.8750
STRATUM 0 TOTALS					2,616,310	2,644,139	0.9895

DATE: 06/29/2006  
TIME: 12:57:25

COMPTROLLER OF PUBLIC ACCOUNTS - PROPERTY TAX DIVISION  
2005 FIELD STUDIES CATEGORY WORKSHEET  
204/San Jacinto  
204-904/Shepherd ISD

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REPT: PTS236  
VRSN: W

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CATEGORY D3 - TOTALS

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<u>STRATUM</u>	<u>COMP</u>	<u>SAMPLE</u>	<u>STRATUM</u>	<u>SAMPLE</u>	<u>SAMPLE</u>	<u>STRATUM</u>	<u>STRATUM</u>	<u>STRATUM</u>	<u>CATEGORY</u>
	<u>CODE</u>	<u>PARCELS</u>	<u>PARCELS</u>	<u>LOCAL VALUE</u>	<u>PTD VALUE</u>	<u>LOCAL VALUE</u>	<u>RATIO</u>	<u>PTD VALUE</u>	<u>RATIO</u>
0	R	30	1,451	2,616,310	2,644,139	40,797,465	0.9895	41,230,384	
TOTAL		30	1,451	2,616,310	2,644,139	40,797,465		41,230,384	0.9895

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CATEGORY F1 - STRATUM 2  
 \$ 8,001 - \$ 46,240

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
HARDIN A 20 TR 61, 64 & 6	41606	A			43,440	65,562	0.6626
HARDIN A 20 TR 86.1	41628	A			30,130	24,135	1.2484
SIMPSON A 49 TR 54	44603	A			38,540	38,840	0.9923
SHEPHERD TOWNSITE B 49 LT	78068	A			35,780	44,554	0.8031
SHEPHERD TOWNSITE B 57 L	78098	A			37,350	50,171	0.7445
SHEPHERD TOWNSITE B 60 LT	78121	A			26,660	27,224	0.9793
BUILDING ONLY SHEPHERD	88569	A			35,820	46,664	0.7676
STRATUM 2 TOTALS					247,720	297,150	0.8337

CATEGORY F1 - STRATUM 3  
 \$ 46,241 - \$ 350,000

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
H&TCCRR A 164 TR 41.1	46868	A			70,480	110,471	0.6380
WILBOURN A 308 TR 26	48597	A			62,450	94,310	0.6622
OAKBEND LOT 17	74928	A			91,420	125,025	0.7312
SHEPHERD TOWNSITE B 64 LT	78137	A			102,150	142,328	0.7177
IMP ONLY	85590	A			63,380	72,169	0.8782
LOWRY A 208	91016	A			174,120	217,039	0.8023
STRATUM 3 TOTALS					564,000	761,342	0.7408

CATEGORY F1 - STRATUM 4  
 \$ 350,001 - \$ 849,900

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
HARDIN A 20 TR 62	41600	A			485,130	332,943	1.4571
GIBSON A 133 TR 99	46254	A			443,570	476,427	0.9310
STRATUM 4 TOTALS					928,700	809,370	1.1474

CATEGORY F1 - STRATUM 5  
 \$ 849,901 - \$999,999,999

LEGAL DESCRIPTION	ACCOUNT NUMBER	S/A	SALE DATE	SALE PRICE	LOCAL VALUE	PTD VALUE	RATIO
CHRISTIAN SMITH TR 2	44606	A			959,290	964,548	0.9945
KINCAID A 189 TR 5.6	88921	A			3,133,660	2,060,500	1.5208
STRATUM 5 TOTALS					4,092,950	3,025,048	1.3530

CATEGORY F1 - TOTALS

STRATUM	COMP CODE	SAMPLE PARCELS	STRATUM PARCELS	SAMPLE LOCAL VALUE	SAMPLE PTD VALUE	STRATUM LOCAL VALUE	STRATUM RATIO	STRATUM PTD VALUE	CATEGORY RATIO
1	U	0	173	0	0	581,573		581,573	
2	R	7	127	247,720	297,150	2,693,313	0.8337	3,230,554	
3	R	6	27	564,000	761,342	2,878,748	0.7408	3,885,999	
4	R	2	4	928,700	809,370	2,504,621	1.1474	2,182,866	
5	C	2	2	4,092,950	3,025,048	4,092,950	1.3530	3,025,048	
TOTAL		17	333	5,833,370	4,892,910	12,751,205		12,906,040	0.9880

\*\*\*\* END OF REPORT \*\*\*\*