

**History of Deed Transactions  
Cherokee County  
Jan. 1, 2016 thru May 1, 2019\***

*\*May 1, 2019 is an approximate ending date.*



This is a quick look at the volume of deed transactions that have been filed with the County Clerk’s Office and worked by CCAD ownership staff for the date range in question.

One of the first observations is the number of transactions in which the appraisal district does not have sales information on as shown in Table 1. Since the district captures the sale price in the system when an owner comes in to protest their appraisal in excess of their sale price, it is reasonable to assume that the bulk of the transactions with no sales information are most likely cases where the district’s market value is less than the transaction price at the time of sale. While there is no evidence to support this assumption, common sense would seem to suggest such an explanation.

Jurisdiction	Total Deed Transactions*	# No Sale Information on File	% of Transactions with no sale information
Cherokee County	7,705	6,077	79%
AISD	565	486	86%
City of Alto	125	106	85%
BISD	1,207	839	70%
CISD	132	112	85%
JISD	3,249	2,537	78%
City of Jacksonville	1,316	926	70%
NISD	280	240	86%
RISD	1,657	1,334	81%
City of Rusk	522	374	72%
TISD	402	328	82%
WISD	278	262	94%
City of Wells	81	74	91%

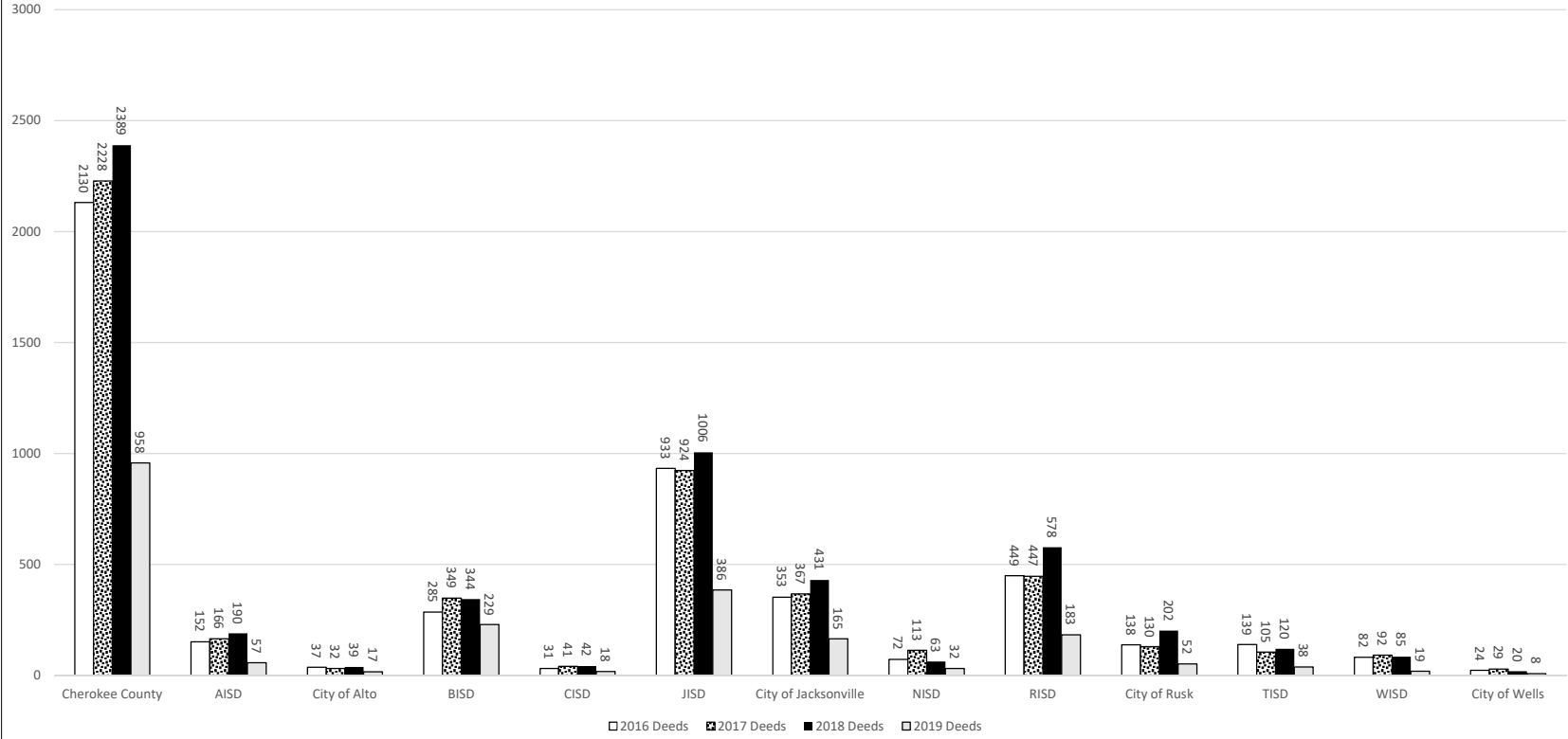
*\* some deeds may be counted in more than one school district if the sale crossed over school lines*

Table 1

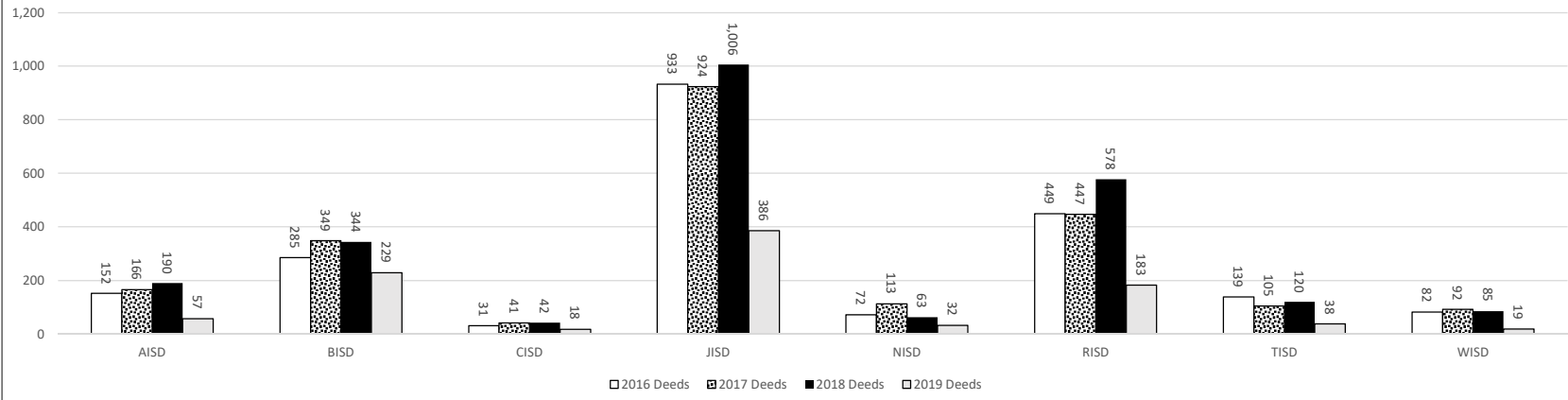
Further, as shown in the graphs on the following pages, real estate activity has held its own or increased in volume for the date range in question. This shows a real estate market that remains active. This data seems to corroborate the information published in the 2019 CCAD Newsletter concerning real estate activity and inventory levels as gleaned from the Texas A&M Real Estate Center for surrounding counties.

The take-a-way from this information is that the district welcomes and appreciates any additional market data owners can share with us in our efforts to appraise county property.

Deed Transactions 1/1/2016 - 5/1/2019(+/-)  
All Jurisdictions



Deed Transactions Since 1/1/2016 - 5/1/2019(+/-)  
 By School District  
 (will include city sales)



Deed Transactions Since 1/1/2016 - 5/1/2019(+/-)  
By City

