

2023 Market Time Study

Cherokee CAD

The data contained in this report does not identify specific properties due to state law regarding sale confidentiality. If you wish to obtain this report with the associated property id numbers, you will need to file a formal protest with the appraisal review board.

Resales by Estimated Year Built	
1900-1949	9.7%
1950-1979	23.3%
1980-1989	8.7%
1990-1999	8.7%
2000-2009	19.4%
2010-2019	25.2%
2020 +	4.9%

Resales by Year of Sale			
	1st sale	2nd Sale	3rd sale
2019	65	6	0
2020	34	17	0
2021	13	48	0
2022	3	36	3
2023	0	8	0

Resales by Class Quality	
Low	0.0%
Fair	30.6%
Average	39.7%
Good	25.1%
VeryGood	4.6%
Excel.	0.0%

Median Appreciation %/Mon. by School	
BISD	1.4%
JISD	1.6%
RISD	1.6%

Months between Resales	
Min	2.0
Ave	19.5
Max	46.0

Resales by School	
AISSD	0.0%
BISD	27.0%
CISD	0.0%
JISD	51.3%
NISD	0.0%
RISD	15.7%
TISD	4.3%
WISD	1.7%

RATIO FORMULA =
2023 APPRAISED VALUES

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ACTUAL SALE PRICES IN THE INDICATED YEAR

YEAR OF SALE	2019	2020	2021	2022	2023	STATE STUDY*
COUNTY-WIDE						
Weighted Average Ratio:	141%	136%	111%	100%	100%	99%
Number of Sales in Sample:	279	358	440	401	44	216
AISD						
Weighted Average Ratio:	123%	136%	100%	95%	140%	95%
Number of Sales in Sample:	19	18	18	18	1	7
BISD						
Weighted Average Ratio:	156%	141%	120%	104%	93%	100%
Number of Sales in Sample:	82	123	115	99	10	55
CISD						
Weighted Average Ratio:	135%	119%	102%	80%	100%	103%
Number of Sales in Sample:	3	1	7	7	2	3
JISD						
Weighted Average Ratio:	165%	153%	108%	98%	103%	97%
Number of Sales in Sample:	228	226	178	163	14	95
NISD						
Weighted Average Ratio:	176%	179%	107%	80%	--	96%
Number of Sales in Sample:	9	8	10	4	0	1
RISD						
Weighted Average Ratio:	138%	149%	115%	104%	110%	103%
Number of Sales in Sample:	77	93	80	90	12	44
TISD						
Weighted Average Ratio:	178%	159%	106%	101%	108%	95%
Number of Sales in Sample:	20	14	27	16	3	9
WISD						
Weighted Average Ratio:	151%	141%	52%	106%	89%	89%
Number of Sales in Sample:	7	5	5	4	2	3

**STATE STUDY TIME PERIOD USED FOR SCHOOL VALUE AUDIT IS 7/1/2022 THROUGH 6/30/2023*

RATIO FORMULA =
2023 APPRAISED VALUES

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ACTUAL SALE PRICES IN THE INDICATED YEAR

YEAR OF SALE	2019	2020	2021	2022	2023	STATE STUDY*
LAKE JACKSONVILLE						
Weighted Average Ratio:	175%	148%	105%	97%	101%	105%
Number of Sales in Sample:	14	23	19	14	2	7
LAKE PALESTINE						
Weighted Average Ratio:	156%	143%	117%	108%	108%	105%
Number of Sales in Sample:	25	44	32	44	3	31
CITY OF JACKSONVILLE						
Weighted Average Ratio:	164%	148%	110%	99%	107%	101%
Number of Sales in Sample:	133	121	90	99	8	58
CITY OF RUSK						
Weighted Average Ratio:	170%	151%	117%	103%	109%	98%
Number of Sales in Sample:	37	50	42	59	2	24
MANUFACTURED HOMES						
Weighted Average Ratio:	156%	143%	102%	102%	105%	97%
Number of Sales in Sample:	36	36	30	32	5	17
LOW QUALITY RESIDENCES - COUNTYWIDE						
Weighted Average Ratio:	156%	170%	109%	94%	115%	105%
Number of Sales in Sample:	44	31	23	24	5	15
FAIR QUALITY RESIDENCES - COUNTYWIDE						
Weighted Average Ratio:	169%	159%	103%	97%	101%	97%
Number of Sales in Sample:	167	191	124	156	17	80
AVERAGE QUALITY RESIDENCES - COUNTYWIDE						
Weighted Average Ratio:	161%	149%	111%	102%	97%	100%
Number of Sales in Sample:	128	122	147	127	10	69
GOOD thru EXCELLENT QUALITY RESIDENCES - COUNTYWIDE						
Weighted Average Ratio:	144%	139%	116%	101%	98%	99%
Number of Sales in Sample:	67	106	115	61	7	35

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An analysis of market sale price change over time including approximately 115 properties countywide that were bought and resold between 1/1/19 and 5/25/2023 indicates a median change per month of +1.5%

Low Elapsed Month	2
High Elapsed Month	46
Ave Elapsed Month	20
Low %/Month	-5%
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Transaction ID	Sale Date	Market Area	Residence Class	Sale Price	Dollar Change	Ttl % Change	Elapsed #Mon.	Change / Mo.
119945	8/6/2021	BISD	M6-L3	\$340,000				
127077	3/13/2023		M6-L3	\$380,000	\$40,000	12%	19	0.006
110733	5/20/2019	BISD	M5-BRSG	\$280,000				
118874	4/28/2021		M5-BRSG	\$323,000	\$43,000	15%	23	0.007
117345	1/21/2021	BISD	M5+-BRSG	\$305,000				
121504	11/23/2021		M5+-BRSG	\$362,000	\$57,000	19%	10	0.019
111513	8/6/2019	BISD	M5-BRSG	\$310,000				
117224	12/28/2020		M5-BRSG	\$325,500	\$15,500	5%	16	0.003
111476	8/8/2019	BISD	M5-BRSG	\$308,500				
120873	10/1/2021		M5-BRSG	\$403,000	\$94,500	31%	25	0.012
116478	10/29/2020	BISD	M5+-BRSG	\$359,900				
127040	3/3/2023		M5+-BRSG	\$500,000	\$140,100	39%	28	0.014
113785	3/12/2020	BISD	M5+-L3	\$495,500				
126280	12/16/2022		M5+-L3	\$775,000	\$279,500	56%	33	0.017
114209	3/27/2020	JISD	M5+-P46	\$405,000				
119975	8/11/2021		M5+-P46	\$568,000	\$163,000	40%	16	0.025
110896	6/7/2019	BISD	M5+-L3	\$602,301				
120556	9/20/2021		M5+-L3	\$949,900	\$347,599	58%	27	0.021
114198	3/27/2020	RISD	M3+-P15	\$125,000				
118098	3/15/2021		M3+-P15	\$139,000	\$14,000	11%	11	0.010

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111753	5/31/2019	RISD	TD2	\$84,500				
121052	10/18/2021		TD2	\$120,000	\$35,500	42%	28	0.015
116675	11/9/2020	BISD	M5+-BRSG	\$517,500				
123085	5/24/2022		M5+-BRSG	\$689,000	\$171,500	33%	18	0.018
116962	12/14/2020	BISD	F3-BRSA	\$369,900				
123515	5/6/2022		F3-BRSA	\$605,000	\$235,100	64%	16	0.040
110739	5/16/2019	JISD	F6-L1	\$542,500				
125002	10/3/2022		F6-L1	\$900,000	\$357,500	66%	40	0.016
112062	10/1/2019	BISD	M5-BRSG	\$237,000				
121531	11/23/2021		M5-BRSG	\$295,000	\$58,000	24%	25	0.010
111042	6/21/2019	BISD	M5-BRSG	\$234,900				
117216	1/12/2021		M5-BRSG	\$262,000	\$27,100	12%	18	0.006
113909	3/5/2020	BISD	M4-BRSG	\$249,000				
121463	10/28/2021		M4-BRSG	\$290,000	\$41,000	16%	19	0.009
111477	8/5/2019	BISD	M5-BRSG	\$249,900				
120191	7/26/2021		M5-BRSG	\$279,000	\$29,100	12%	23	0.005
112428	11/21/2019	BISD	M5-BRSG	\$254,000				
119017	5/11/2021		M5-BRSG	\$275,000	\$21,000	8%	17	0.005
118066	3/22/2021	BISD	M5-BRSG	\$255,000				
126078	11/18/2022		M5-BRSG	\$310,000	\$55,000	22%	19	0.011

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113794	3/9/2020	BISD	M5-BRSG	\$238,295				
121974	1/6/2022		M5-BRSG	\$295,000	\$56,705	24%	21	0.011
109692	2/12/2019	BISD	M5-BRSG	\$236,500				
120008	8/30/2021		M5-BRSG	\$285,000	\$48,500	21%	30	0.007
120544	9/13/2021	BISD	M4+-BRSG	\$272,700				
121568	11/18/2021		M4+-BRSG	\$302,000	\$29,300	11%	2	0.054
117812	3/3/2021	RISD	M4-RA	\$163,755				
122784	3/15/2022		M4-RA	\$187,000	\$23,245	14%	12	0.012
111630	7/26/2019	RISD	M4+-D15	\$335,000				
115996	9/1/2020		M4+-D15	\$370,000	\$35,000	10%	13	0.008
114242	3/31/2020	BISD	F4+-P23	\$273,500				
116223	9/24/2020		F4+-P23	\$325,000	\$51,500	19%	5	0.038
122551	3/7/2022	JISD	F4-JGA	\$229,000				
124420	8/15/2022		F4-JGA	\$260,700	\$31,700	14%	5	0.028
112284	10/8/2019	TISD	F3-H81	\$131,000				
116879	11/25/2020		F3-H81	\$143,000	\$12,000	9%	13	0.007
119294	7/9/2021	TISD	TD2	\$159,000				
124662	5/6/2022		TD2	\$161,000	\$2,000	1%	9	0.001
111404	7/24/2019	JISD	M5-JRSF	\$137,750				
114821	6/10/2020		M5-JRSF	\$252,500	\$114,750	83%	10	0.083

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110833	5/30/2019	JISD	F3-P46	\$135,000				
120859	9/21/2021		F3-P46	\$178,000	\$43,000	32%	27	0.012
115714	8/25/2020	JISD	F4-H46	\$305,000				
126633	1/17/2023		F4-H46	\$500,000	\$195,000	64%	28	0.023
112123	10/8/2019	JISD	M3-P46	\$180,000				
115034	5/22/2020		M3-P46	\$120,000	-\$60,000	-33%	7	-0.048
114965	6/24/2020	JISD	M4-JFA	\$110,000				
119137	7/1/2021		M4-JFA	\$275,000	\$165,000	150%	12	0.125
111163	7/9/2019	JISD	M4-P46	\$148,500				
114461	4/20/2020		M4-P46	\$175,000	\$26,500	18%	9	0.020
115321	7/28/2020	JISD	M3-P46	\$212,200				
120275	8/19/2021		M3-P46	\$249,000	\$36,800	17%	12	0.014
110332	4/5/2019	JISD	M5-JG	\$185,000				
116458	10/15/2020		M5-JG	\$204,500	\$19,500	11%	18	0.006
124251	7/29/2022		M5-JG	\$255,000	\$50,500	25%	21	0.012
110482	4/15/2019	JISD	M4-P46	\$141,000				
125081	7/15/2022		M4-P46	\$275,000	\$134,000	95%	39	0.024
110933	6/14/2019	JISD	F3+-JFA	\$180,000				
119138	6/29/2021		F3+-JFA	\$292,000	\$112,000	62%	24	0.026
118934	4/29/2021	BISD	M5+-P23	\$610,000				
122856	2/11/2022		M5+-P23	\$635,000	\$25,000	4%	9	0.005

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112385	11/5/2019	TISD	M4+-P81	\$300,000				
123719	5/6/2022		M4+-P81	\$585,000	\$285,000	95%	30	0.032
110847	6/3/2019	WISD	M3+-P08	\$77,500				
112104	9/12/2019		M3+-P08	\$150,000	\$72,500	94%	3	0.312
116852	11/18/2020	RISD	F3+-D15	\$199,000				
127575	5/3/2023		F3+-D15	\$306,000	\$107,000	54%	29	0.019
109990	2/25/2019	JISD	M4+-P46	\$290,000				
117326	12/30/2020		M4+-P46	\$345,000	\$55,000	19%	22	0.009
111207	6/28/2019	JISD	F5-P46	\$42,500				
121130	10/22/2021		F5-P46	\$93,000	\$50,500	119%	27	0.044
111203	6/27/2019	RISD	TD2	\$70,000				
116555	10/5/2020		TD2	\$125,000	\$55,000	79%	15	0.052
114656	5/21/2020	RISD	M4-RG	\$187,900				
117757	2/12/2021		M4-RG	\$194,500	\$6,600	4%	8	0.004
110945	6/21/2019	RISD	M3-P15	\$125,000				
122595	2/25/2022		M3-P15	\$248,900	\$123,900	99%	32	0.031
112927	12/13/2019	RISD	F4-P15	\$85,500				
122565	1/1/2022		F4-P15	\$205,000	\$119,500	140%	24	0.058
121872	1/4/2022	JISD	F4+-P46	\$470,000				
125864	10/27/2022		F4+-P46	\$339,000	-\$131,000	-28%	9	-0.031

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112499	11/13/2019	JISD	M4-P46	\$280,000				
116985	12/7/2020		M4-P46	\$349,900	\$69,900	25%	12	0.021
110334	4/9/2019	JISD	M4-P46	\$315,000				
122621	3/1/2022		M4-P46	\$422,884	\$107,884	34%	34	0.010
112404	10/28/2019	JISD	M4-P46	\$590,000				
120838	9/27/2021		M4-P46	\$699,000	\$109,000	18%	22	0.008
112617	11/25/2019	RISD	F3-H15	\$65,000				
124037	6/17/2022		F3-H15	\$107,500	\$42,500	65%	30	0.022
114898	6/26/2020	JISD	F4-JF	\$159,000				
121096	10/22/2021		F4-JF	\$195,000	\$36,000	23%	15	0.015

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114316	4/1/2020	JISD	M3+-JF	\$74,500				
114899	6/30/2020		M3+-JF	\$161,900	\$87,400	117%	2	0.587
124086	6/3/2022		M3+-JF	\$182,000	\$20,100	12%	23	0.005
112729	12/9/2019	JISD	M3+-JA	\$90,000				
125437	8/5/2022		M3+-JA	\$173,000	\$83,000	92%	31	0.030
112456	11/15/2019	JISD	M4-JA	\$80,000				
116474	10/30/2020		M4-JA	\$130,000	\$50,000	63%	11	0.057
110605	5/6/2019	JISD	M3-JF	\$97,900				
112037	9/30/2019		M3-JF	\$100,000	\$2,100	2%	4	0.005
113107	1/15/2020	JISD	M3-JA	\$125,000				
119940	8/5/2021		M3-JA	\$160,000	\$35,000	28%	18	0.016
112049	9/27/2019	JISD	M4-JA	\$139,700				
117237	12/28/2020		M4-JA	\$178,000	\$38,300	27%	15	0.018
112449	11/19/2019	JISD	M4-JG	\$120,000				
119021	5/14/2021		M4-JG	\$305,000	\$185,000	154%	17	0.091
109613	1/4/2019	JISD	M4-JG	\$95,000				
111774	9/9/2019		M4-JG	\$150,000	\$55,000	58%	8	0.072
112337	11/4/2019	JISD	M4-JA	\$224,900				
119575	6/18/2021		M4-JA	\$224,900	\$0	0%	19	0.000
111302	7/23/2019	JISD	M5-JA	\$170,720				
120852	9/29/2021		M5-JA	\$235,000	\$64,280	38%	26	0.014

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111388	8/1/2019	JISD	M3+-JA	\$165,000				
114653	5/29/2020		M3+-JA	\$167,000	\$2,000	1%	9	0.001
109652	2/6/2019	JISD	M5-JA	\$152,000				
119897	7/28/2021		M5-JA	\$333,500	\$181,500	119%	29	0.041
112046	10/2/2019	JISD	M4-JA	\$129,000				
120917	9/30/2021		M4-JA	\$165,000	\$36,000	28%	23	0.012
112045	10/8/2019	JISD	M3+-JA	\$120,000				
118269	3/25/2021		M3+-JA	\$142,000	\$22,000	18%	17	0.011
110876	6/19/2019	JISD	F3-JA	\$92,000				
125438	8/9/2022		F3-JA	\$159,000	\$67,000	73%	37	0.020
115408	6/10/2020	JISD	M3+-JA	\$119,750				
123883	6/27/2022		M3+-JA	\$214,000	\$94,250	79%	24	0.033

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Transaction ID	Sale Date	Market Area	Residence Class	Sale Price	Dollar Change	Ttl % Change	Elapsed #Mon.	Change / Mo.
112723	12/10/2019	JISD	F4-JG	\$251,500				
121049	10/15/2021		F4-JG	\$295,000	\$43,500	17%	22	0.008
119396	7/16/2021	JISD	M4+-JG	\$192,500				
126256	12/9/2022		M4+-JG	\$237,000	\$44,500	23%	16	0.014
115907	8/31/2020	JISD	M4+-JG	\$230,000				
126579	1/23/2023		M4+-JG	\$302,000	\$72,000	31%	28	0.011
115891	9/5/2020	JISD	F3-JF	\$24,000				
118007	3/16/2021		F3-JF	\$33,000	\$9,000	38%	6	0.063
114553	5/12/2020	JISD	M3-JF	\$88,000				
116636	11/18/2020		M3-JF	\$159,000	\$71,000	81%	6	0.134
111675	8/23/2019	RISD	M4-P15	\$177,800				
124943	9/29/2022		M4-P15	\$256,000	\$78,200	44%	37	0.012
116946	12/4/2020	RISD	M4-RA	\$175,000				
124684	9/7/2022		M4-RA	\$240,000	\$65,000	37%	21	0.018
119506	6/8/2021	RISD	F4-RA	\$138,000				
121784	12/17/2021		F4-RA	\$160,500	\$22,500	16%	6	0.027
111984	9/17/2019	RISD	F3-RA	\$89,900				
119719	6/21/2021		F3-RA	\$109,000	\$19,100	21%	21	0.010
114178	3/26/2020	RISD	M3-RAA	\$147,000				
121826	12/23/2021		M3-RAA	\$135,000	-\$12,000	-8%	20	-0.004

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109672	2/4/2019	RISD	M4-RA	\$60,000				
111571	8/19/2019		M4-RA	\$137,500	\$77,500	129%	6	0.215
123738	7/6/2022		M4-RA	\$179,000	\$41,500	30%	34	0.009
116358	10/9/2020	RISD	M3-RA	\$65,000				
119510	6/10/2021		M3-RA	\$126,000	\$61,000	94%	8	0.117
110534	4/17/2019	JISD	M4-JRSF	\$260,000				
118703	4/12/2021		M4-JRSF	\$360,000	\$100,000	38%	23	0.017
116104	9/9/2020	JISD	M4+-JG	\$280,000				
121624	12/10/2021		M4+-JG	\$350,000	\$70,000	25%	15	0.017
112191	10/15/2019	JISD	M5+-JG	\$415,000				
122332	2/7/2022		M5+-JG	\$497,000	\$82,000	20%	27	0.007
109649	2/15/2019	JISD	M4-JG	\$195,000				
121623	11/12/2021		M4-JG	\$257,000	\$62,000	32%	32	0.010
115086	6/30/2020	JISD	M6-JG	\$328,000				
119590	6/7/2021		M6-JG	\$429,000	\$101,000	31%	11	0.028
110607	4/30/2019	JISD	M3-JRSA	\$133,000				
121433	11/19/2021		M3-JRSA	\$192,000	\$59,000	44%	30	0.015

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109414	1/10/2019	BISD	TD2	\$45,200				
110900	7/29/2019		TD2	\$72,000	\$26,800	59%	6	0.099
114502	5/4/2020	BISD	F3-L3	\$149,500				
122094	1/20/2022		F3-L3	\$192,000	\$42,500	28%	20	0.014
124900	9/29/2022	TISD	M4-TRSA	\$325,000				
126916	2/28/2023		M4-TRSA	\$305,000	-\$20,000	-6%	4	-0.015
111411	7/23/2019	JISD	F5-L1	\$370,000				
119895	7/23/2021		F5-L1	\$545,000	\$175,000	47%	24	0.020
114537	4/30/2020	JISD	M5-L1	\$475,000				
120638	1/1/2021		M5-L1	\$525,000	\$50,000	11%	8	0.013
112377	11/7/2019	BISD	F4-WF L3	\$315,000				
118864	4/22/2021		F4-WF L3	\$598,000	\$283,000	90%	17	0.053
118166	3/23/2021	BISD	TD2	\$129,900				
122580	3/1/2022		TD2	\$155,000	\$25,100	19%	11	0.018
109774	2/19/2019	BISD	M3-L3	\$100,000				
123714	6/1/2022		M3-L3	\$144,900	\$44,900	45%	39	0.012
116799	9/30/2020	BISD	F3-L3	\$144,000				
125003	10/3/2022		F3-L3	\$220,000	\$76,000	53%	24	0.022
118663	4/16/2021	BISD	F3-L3	\$171,200				
123264	4/5/2022		F3-L3	\$215,000	\$43,800	26%	11	0.023

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110144	3/12/2019	BISD	TD2	\$118,000				
126578	1/13/2023		TD2	\$175,000	\$57,000	48%	46	0.011
111176	7/9/2019	JISD	TD2	\$123,000				
112125	9/26/2019		TD2	\$121,000	-\$2,000	-2%	2	-0.008
112035	10/8/2019	JISD	M4-JA	\$156,652				
121163	10/26/2021		M4-JA	\$238,000	\$81,348	52%	24	0.022
114350	4/24/2020	JISD	M3-P46	\$285,000				
125926	11/10/2022		M3-P46	\$406,500	\$121,500	43%	30	0.014
109860	2/21/2019	JISD	M5+-P46	\$390,000				
114940	6/19/2020		M5+-P46	\$411,990	\$21,990	6%	15	0.004
111181	7/15/2019	TISD	F3+-H81	\$138,000				
119901	8/2/2021		F3+-H81	\$209,500	\$71,500	52%	24	0.022
111396	7/23/2019	JISD	M3+-JA	\$125,000				
126596	1/30/2023		M3+-JA	\$227,000	\$102,000	82%	42	0.019
110598	4/26/2019	JISD	M4+-JA	\$131,662				
122965	3/11/2022		M4+-JA	\$210,000	\$78,338	59%	34	0.017
110097	3/20/2019	JISD	M4+-JA	\$159,531				
123274	4/27/2022		M4+-JA	\$245,400	\$85,869	54%	37	0.015
113696	2/28/2020	WISD	M5+-P08	\$295,000				
122619	3/3/2022		M5+-P08	\$390,000	\$95,000	32%	24	0.013

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114551	5/15/2020	JISD	M4+-JA	\$125,000				
118039	3/12/2021		M4+-JA	\$155,111	\$30,111	24%	9	0.027
118888	4/30/2021	RISD	M3-RRSA	\$155,000				
122718	3/11/2022		M3-RRSA	\$140,000	-\$15,000	-10%	10	-0.010
113983	3/17/2020	JISD	M4+-P46	\$257,500				
121138	10/25/2021		M4+-P46	\$310,000	\$52,500	20%	19	0.011
111727	8/20/2019	JISD	M4-P46	\$453,900				
120241	8/23/2021		M4-P46	\$650,000	\$196,100	43%	24	0.018
117821	3/5/2021	BISD	M6+-L3	\$700,000				
126095	11/28/2022		M6+-L3	\$970,000	\$270,000	39%	20	0.019
114640	5/28/2020	BISD	M6+-L3	\$385,000				
124603	8/31/2022		M6+-L3	\$572,000	\$187,000	49%	27	0.018