



2012 Property Tax Appeal Summary

Prepared for: 170 UTAH ST, HOUSTON, TX, 77007

Effective Date: 01/01/2012

Date of Report: 07/13/2012

Owner Name: DOE JOHN

Account Number: 1219920010003

Grade: B

Neighborhood Code: 8307.09

Year Built: 2000

Effective Year Built: 2000

Square Feet: 2516

Property Valuation Info

County Initial Value: \$307,550

Owner's Opinion of Value: \$294,918



The Texas Tax Code and protesting based on Unequal Appraisal

§ 41.43. PROTEST OF DETERMINATION OF VALUE OR INEQUALITY

(b) A protest on the ground of **unequal appraisal** of property shall be determined in favor of the protesting party unless the appraisal district establishes that:

- (1) the appraisal ratio of the property is equal to or less than the median level of appraisal of a reasonable and representative sample of other properties in the appraisal district;
- (2) the appraisal ratio of the property is equal to or less than the median level of appraisal of a sample of properties in the appraisal district consisting of a reasonable number of other properties similarly situated to, or of the same general kind or character as, the property subject to the protest; or
- (3) the appraised value of the property is equal to or less than the median appraised value of a reasonable number of comparable properties appropriately adjusted.

A Guide to Adjustments

Economy of Scale:

The size of a property can affect the appraised value. Among similar type properties, the larger the structure the less per square foot a property will typically sell for due to the larger capital outlay. In contrast, the smaller the property the more a buyer is typically willing to pay per square foot because of a smaller capital outlay.

Age:

The age of a property at the time of the appraisal typically affects its desirability in the marketplace. This adjustment is calculated using the appraisal district's "year built" data, unless they provide an "effective year" figure, in which case the effective year is utilized. Effective year differs from the year built and is based on condition and considerations such as partial or full renovations/remodeling.

Grade:

Grade adjustments are applied to account for physical differences and utilized when the determined grade quality for a comparable is either superior or inferior to the subject.

Competitive Analysis: County Assessment Comparables

	Account Number Address	Nbhd	SF Rmdl Status	Year Blt Effective Yr	Grade Desc	Total Value	Less: Land Val	Less: Extra Feat	Impr Value	Econ of Scale Adj	Age Adj	Grade Adj	Total Adj	Adj Impr Val	Adj Impr Value PSF
Subject	1209920010003 170 UTAH ST	8307.09	2516 New / Rebuilt	2000 2000	B GOOD	\$307,550	\$94,438	\$0	\$213,112	-	-	-	-	-	-
Comp A	0300490020040 1522 BIRDSALL ST	8307.09	2763 New / Rebuilt	2006 2006	B- GOOD	\$315,674	\$107,500	\$0	\$208,174	1.35% \$2,813	-6.00% (\$12,490)	10.26% \$21,351	5.61% \$11,673	\$219,847	\$79.57
Comp B	1322770010002 5227 NETT ST	8307.09	2346 New / Rebuilt	2010 2010	B+ GOOD	\$332,070	\$100,000	\$0	\$232,070	-1.01% (\$2,342)	-10.00% (\$23,207)	-8.51% (\$19,751)	-19.52% (\$45,300)	\$186,770	\$79.61
Comp C	0300500040091 1614 COHN AVE	8307.09	2584 New / Rebuilt	2005 2005	B- GOOD	\$294,900	\$100,000	\$0	\$194,900	0.38% \$750	-5.00% (\$9,745)	10.26% \$19,990	5.64% \$10,995	\$205,895	\$79.68
Comp D	1321760010001 6117 CLYDE ST	8307.09	2318 New / Rebuilt	2010 2010	B+ GOOD	\$330,000	\$100,000	\$0	\$230,000	-1.18% (\$2,720)	-10.00% (\$23,000)	-8.51% (\$19,574)	-19.69% (\$45,294)	\$184,706	\$79.68
Comp E	1294350010003 6106 TRURO ST	8307.09	2406 New / Rebuilt	2009 2009	A- EXCELLENT	\$354,162	\$91,693	\$0	\$262,469	-0.64% (\$1,693)	-9.00% (\$23,622)	-17.31% (\$45,427)	-26.95% (\$70,742)	\$191,727	\$79.69
Comp F	1291140010001 1621 COHN ST	8307.09	2506 New / Rebuilt	2007 2007	B- GOOD	\$297,049	\$103,500	\$0	\$193,549	-0.06% (\$111)	-7.00% (\$13,548)	10.26% \$19,851	3.20% \$6,192	\$199,741	\$79.70

Median Impr Adj PSF: **\$79.68**

Subject SF x Median Adj Impr Value PSF: **\$200,480**

Plus CAD Land Value: **\$94,438**

Plus CAD Extra Features Value: **\$0**

Subject Total Value at Median: \$294,918

Selection Criteria:

- Neighborhood, Size, & Age were used to identify comparable properties

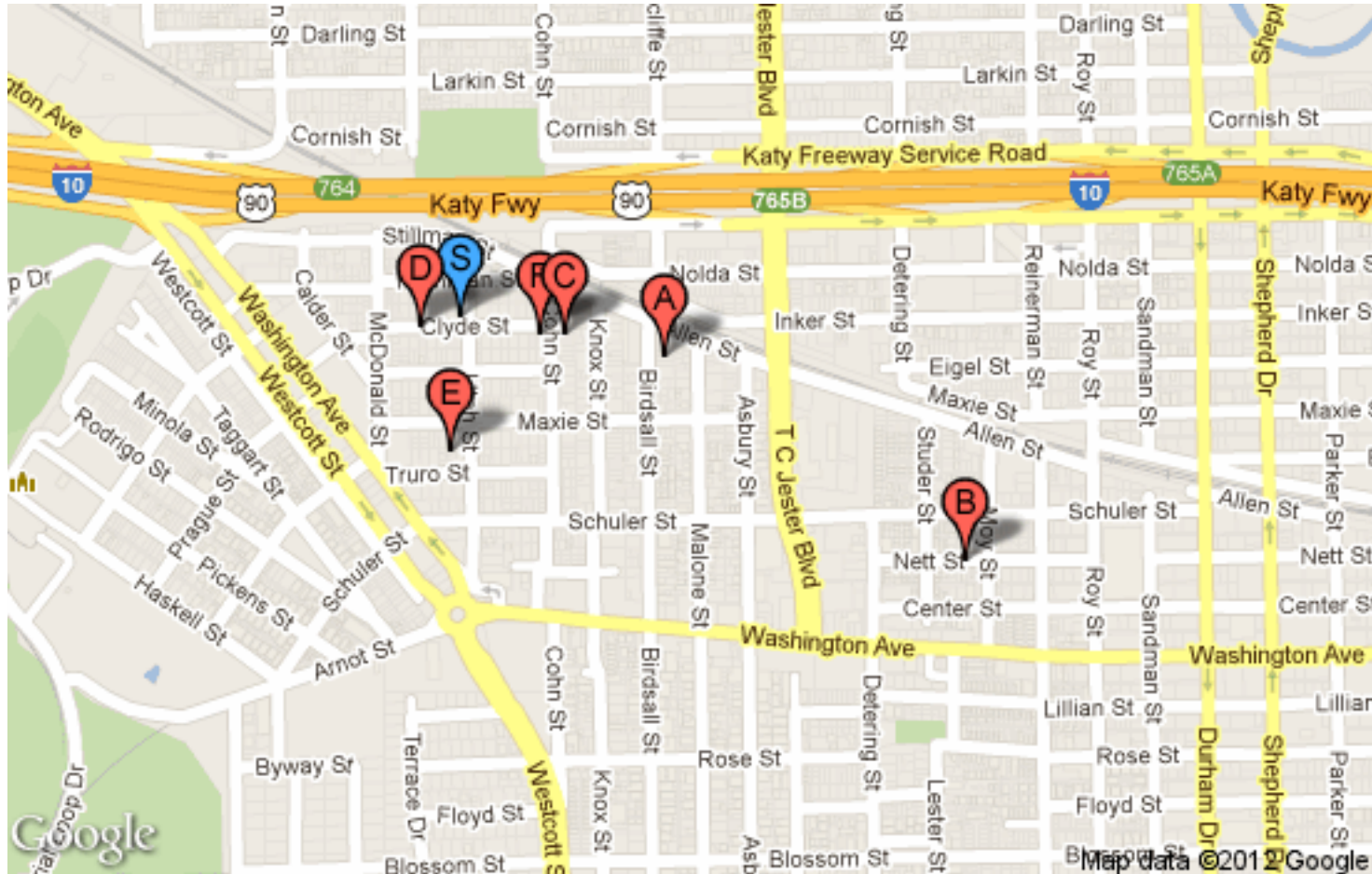
Adjustment Criteria:

- Economy of Scale - (10% Per Doubling Factor)

- Age - (1% Per Year Difference)

- Grade - (county specific standard grade adjustment factors)

Map 1: County Assessment Comparables | Neighborhood View



Competitive Analysis: Comparable Sales

	Account Number	Sale Date	Nhbd	SF	Year Blt	Grade	Sale	Less:	Less:	Sale Impr	Econ of	Age	Grade	Total	Adj Sale	Adj Sale
	Address		Grp	Rmdl Status	Effective Yr	Cond	Price	Land Val	Extra Feat	Value	Scale Adj	Adj	Adj	Adj	Imp Val	Imp Val PSF
Subject	1209920010003		8307.09	2516	2000	B	\$307,550	\$94,438	\$0	-	-	-	-	-	-	-
	170 UTAH ST			New / Rebuilt	2000	GOOD										
Comp A	1288230010005	06/17/2011	8307.09	2290	2007	B-	\$255,000	\$85,235	\$0	\$169,765	-1.36%	-7.00%	10.26%	1.90%	\$172,988	\$75.54
	5209 SCHULER ST			New / Rebuilt	2007	GOOD				(\$2,305)	(\$11,884)	\$17,412	\$3,223			
Comp B	1239550010005	02/18/2011	8307.09	2036	2003	B	\$255,000	\$86,584	\$0	\$168,416	-3.05%	-3.00%	0.00%	-6.05%	\$158,220	\$77.71
	6028 TRURO ST			New / Rebuilt	2003	GOOD				(\$5,143)	(\$5,052)	\$0	(\$10,196)			
Comp C	1292570010004	06/10/2011	8307.09	2509	2007	B-	\$283,000	\$90,390	\$0	\$192,610	-0.04%	-7.00%	10.26%	3.22%	\$198,805	\$79.24
	6017 HAMMAN ST			New / Rebuilt	2007	GOOD				(\$77)	(\$13,483)	\$19,755	\$6,195			
Comp D	1263200010004	12/30/2011	8307.09	2628	2005	B	\$315,000	\$94,240	\$0	\$220,760	0.63%	-5.00%	0.00%	-4.37%	\$211,109	\$80.33
	1410 MALONE ST			New / Rebuilt	2005	GOOD				\$1,387	(\$11,038)	\$0	(\$9,651)			
Comp E	1322490010010	06/30/2011	8307.09	1882	2010	B	\$267,000	\$89,110	\$0	\$177,890	-4.19%	-10.00%	0.00%	-14.19%	\$152,650	\$81.11
	1539 MALONE ST			New / Rebuilt	2010	GOOD				(\$7,451)	(\$17,789)	\$0	(\$25,240)			
Comp F	1299430010003	11/15/2011	8307.09	3361	2010	A-	\$450,000	\$93,240	\$0	\$356,760	4.18%	-10.00%	-17.31%	-23.13%	\$274,241	\$81.60
	5611 MAXIE ST			New / Rebuilt	2010	EXCELLENT				\$14,904	(\$35,676)	(\$61,747)	(\$82,519)			
Comp G	1275790010005	10/13/2011	8307.09	2147	2007	B	\$292,000	\$96,288	\$0	\$195,712	-2.29%	-7.00%	0.00%	-9.29%	\$177,534	\$82.69
	1343 STUDER ST			New / Rebuilt	2007	GOOD				(\$4,478)	(\$13,700)	\$0	(\$18,178)			

Median Adj Sale Impr Value PSF: \$80.33

Subject SF x Median Adj Sale Impr Value PSF: \$202,112

Plus CAD Land Value: \$94,438

Plus CAD Extra Features Value: \$0

Subject Total Value at Median: **\$296,550**

Selection Criteria:

- Neighborhood, Size, & Age were used to identify comparable properties

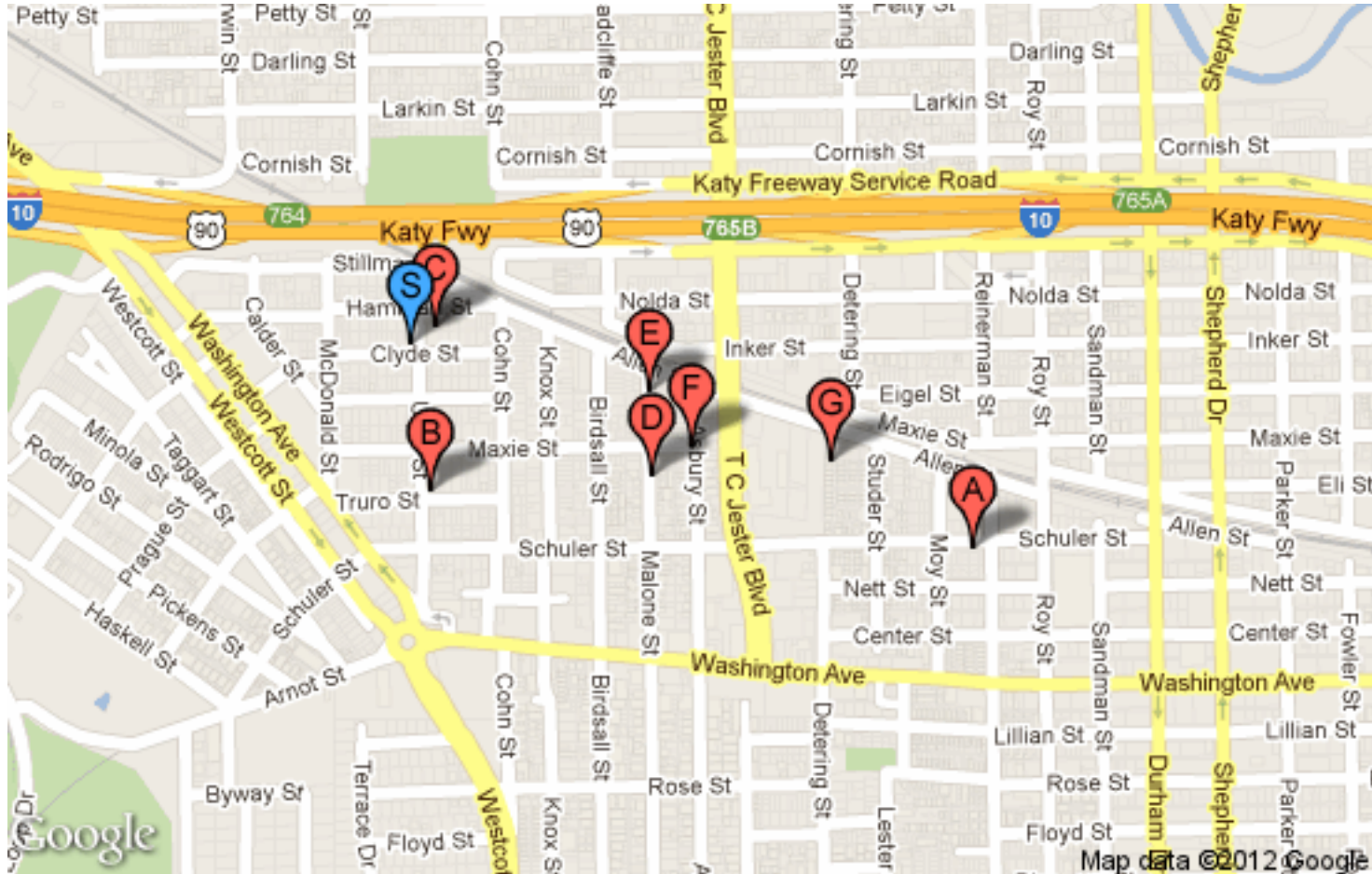
Adjustment Criteria:

- Economy of Scale - (10% Per Doubling Factor)

- Age - (1% Per Year Difference)

- Grade - (county specific standard grade adjustment factors)

Map 2: Comparable Sales | Neighborhood View



Factors and considerations that influence the market value of my home

Physical problems or issues that negatively influence the value of my home:

The wood floor is in need of resurfacing (Est Cost \$2400). The Air Conditioner is the original unit in the home and a replacement is needed soon (Est. Repair Costs \$6500).

External factors that negatively influence the value of my home:

Train is less than 100 yards away. House vibrates from train and sound from the horn is disturbing. Next door neighbor's house got broken into. Crime is worsening in the area due to the hard economic times.

Functional problems that have negative influences on the value of my home:

home doesn't have a balcony like many of the homes on the street. Three Story homes with balconies are more desirable to buyers because of the views they offer.

Other factors/considerations that negatively influence the value of my home:

Many brand new homes being built nearby and selling in the 280's. Many older homes not selling or vacant due to increased competition and the incentives builders are offering.