



2013 Property Tax Assessment Analysis

Prepared for: 1366 STRUDER ST, HOUSTON, TX, 77007

Effective Date: 01/01/2013

Date of Report: 05/14/2013

Account Number: 1260030010043

Grade: B-

Neighborhood Code: 8307.09

Year Built: 2006

Effective Year Built: 2006

Square Feet: 1576

Property Valuation Info

County Initial Value: \$240,070

Fair Value Indication: \$226,943



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.

Unequal Appraisal Analysis

	Account Number	Nbhd	SF	Year Blt	Grade	Total	Less:	Less:	Impr	Econ of	Age	Grade	Total	Adj	Adj Impr
	Address		Rmdl Status	Effective Yr	Desc	Value	Land Val	Extra Feat	Value	Scale Adj	Adj	Adj	Adj	Impr Val	Value PSF
Subject	1260030010043	8307.09	1576	2006	B-	\$240,070	\$96,666	\$0	\$143,404	-	-	-	-	-	-
	1366 STRUDER ST		New / Rebuilt	2006	GOOD										
Comp A	1275790010035	8307.09	1733	2006	B+	\$272,179	\$91,074	\$0	\$181,105	1.37%	0.00%	-17.02%	-15.65%	\$152,760	\$88.15
	1381 STUDER ST		New / Rebuilt	2006	GOOD					\$2,481	\$0	(\$30,826)	(\$28,345)		
Comp B	1275790010037	8307.09	1784	2006	B+	\$290,199	\$104,320	\$0	\$185,879	1.79%	0.00%	-17.02%	-15.23%	\$157,564	\$88.32
	1389 STUDER ST		New / Rebuilt	2006	GOOD					\$3,324	\$0	(\$31,639)	(\$28,315)		
Comp C	1275790010041	8307.09	1784	2006	B+	\$280,317	\$94,438	\$0	\$185,879	1.79%	0.00%	-17.02%	-15.23%	\$157,564	\$88.32
	1395 STUDER ST		New / Rebuilt	2006	GOOD					\$3,324	\$0	(\$31,639)	(\$28,315)		
Comp D	1275790010044	8307.09	1784	2006	B+	\$276,515	\$90,636	\$0	\$185,879	1.79%	0.00%	-17.02%	-15.23%	\$157,564	\$88.32
	1383 STUDER ST		New / Rebuilt	2006	GOOD					\$3,324	\$0	(\$31,639)	(\$28,315)		
Comp E	1250760010004	8307.09	1720	2005	B+	\$309,891	\$98,680	\$32,513	\$178,698	1.26%	1.00%	-17.02%	-14.76%	\$152,322	\$88.56
	5303 NETT ST		New / Rebuilt	2005	GOOD					\$2,254	\$1,787	(\$30,417)	(\$26,376)		
Comp F	1250760010003	8307.09	1720	2005	B+	\$309,891	\$98,680	\$32,513	\$178,698	1.26%	1.00%	-17.02%	-14.76%	\$152,322	\$88.56
	5301 NETT ST		New / Rebuilt	2005	GOOD					\$2,254	\$1,787	(\$30,417)	(\$26,376)		
Comp G	1256270010002	8307.09	1785	2005	B-	\$242,022	\$87,958	\$0	\$154,064	1.80%	1.00%	0.00%	2.80%	\$158,373	\$88.72
	5239 SCHULER ST		New / Rebuilt	2005	GOOD					\$2,768	\$1,541	\$0	\$4,309		
Comp H	1275790010023	8307.09	1664	2006	B-	\$241,925	\$95,424	\$0	\$146,501	0.78%	0.00%	0.00%	0.78%	\$147,649	\$88.73
	1333 STUDER ST		New / Rebuilt	2006	GOOD					\$1,148	\$0	\$0	\$1,148		
Comp I	1275790010025	8307.09	1763	2007	B-	\$248,226	\$91,745	\$0	\$156,481	1.62%	-1.00%	0.00%	0.62%	\$157,448	\$89.31
	1341 STUDER ST		New / Rebuilt	2007	GOOD					\$2,531	(\$1,565)	\$0	\$967		

Median Impr Adj PSF: **\$88.56**

Subject SF x Median Adj Impr Value PSF: **\$139,570**

Plus CAD Land Value: **\$96,666**

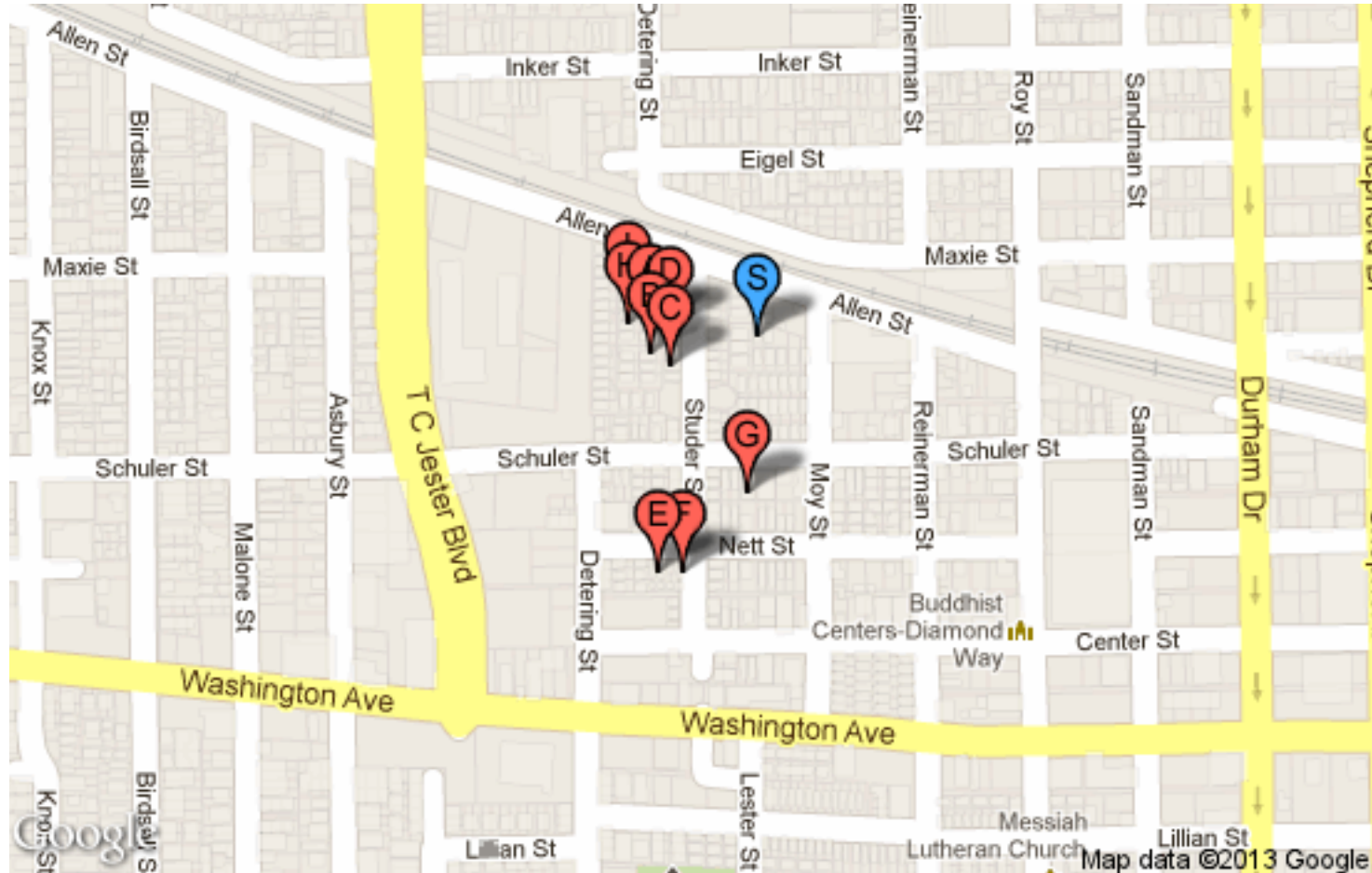
Plus CAD Extra Features Value: **\$0**

Subject Total Value at Median: \$236,236

Adjustment Criteria:

- Economy of Scale - (10% Per Doubling Factor)
- Age - (1% Per Year Difference)
- Grade - (county specific standard grade adjustment factors)

Unequal Appraisal Comparables | Neighborhood View



Comparable Sales Analysis

	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	1260030010043		8307.09	1576	2006	B-	\$240,070	\$96,666	\$0	-	-	-	-	-	-	-
	1366 STRUDER ST			New / Rebuilt	2006	GOOD										
Comp A	1275790010038	01/25/2012	8307.09	1784	2006	B+	\$255,000	\$97,578	\$0	\$157,422	1.79%	0.00%	-17.02%	-15.23%	\$133,442	\$74.80
	1393 STUDER ST			New / Rebuilt	2006	GOOD				\$2,815	\$0	(\$26,795)	(\$23,980)			
Comp B	1257810010002	03/23/2012	8307.09	2055	2005	B+	\$268,000	\$87,040	\$0	\$180,960	3.83%	1.00%	-17.02%	-12.19%	\$158,896	\$77.32
	1508 BIRDSALL ST			New / Rebuilt	2005	GOOD				\$6,928	\$1,810	(\$30,802)	(\$22,064)			
Comp C	1257810010005	05/08/2012	8307.09	2124	2005	B+	\$275,000	\$84,000	\$0	\$191,000	4.31%	1.00%	-17.02%	-11.72%	\$168,622	\$79.39
	1502 BIRDSALL ST			New / Rebuilt	2005	GOOD				\$8,223	\$1,910	(\$32,511)	(\$22,378)			
Comp D	1261010010009	02/27/2012	8307.09	1281	2006	B-	\$205,000	\$98,707	\$0	\$106,293	-2.99%	0.00%	0.00%	-2.99%	\$103,115	\$80.50
	1631 KNOX ST			New / Rebuilt	2006	GOOD				(\$3,178)	\$0	\$0	(\$3,178)			
Comp E	1275790010022	01/13/2012	8307.09	2062	2006	B-	\$267,650	\$99,258	\$0	\$168,392	3.88%	0.00%	0.00%	3.88%	\$174,922	\$84.83
	1329 STUDER ST			New / Rebuilt	2006	GOOD				\$6,530	\$0	\$0	\$6,530			
Comp F	1247330010015	09/14/2012	8307.09	1717	2004	B+	\$260,000	\$90,128	\$0	\$169,872	1.24%	2.00%	-17.02%	-13.79%	\$146,455	\$85.30
	5218 WASHINGTON AVE			New / Rebuilt	2004	GOOD				\$2,100	\$3,397	(\$28,914)	(\$23,417)			
Comp G	1247330010011	11/21/2012	8307.09	1836	2004	B+	\$276,000	\$90,128	\$0	\$185,872	2.20%	2.00%	-17.02%	-12.82%	\$162,046	\$88.26
	5236 WASHINGTON AVE			New / Rebuilt	2004	GOOD				\$4,095	\$3,717	(\$31,638)	(\$23,826)			
Comp H	1247330010016	05/03/2012	8307.09	1700	2004	B+	\$264,500	\$90,128	\$0	\$174,372	1.09%	2.00%	-17.02%	-13.93%	\$150,084	\$88.28
	5220 WASHINGTON AVE			New / Rebuilt	2004	GOOD				\$1,905	\$3,487	(\$29,680)	(\$24,288)			

Median Adj Sale Impr Value PSF: \$82.66

Subject SF x Median Adj Sale Impr Value PSF: \$130,277

Plus CAD Land Value: \$96,666

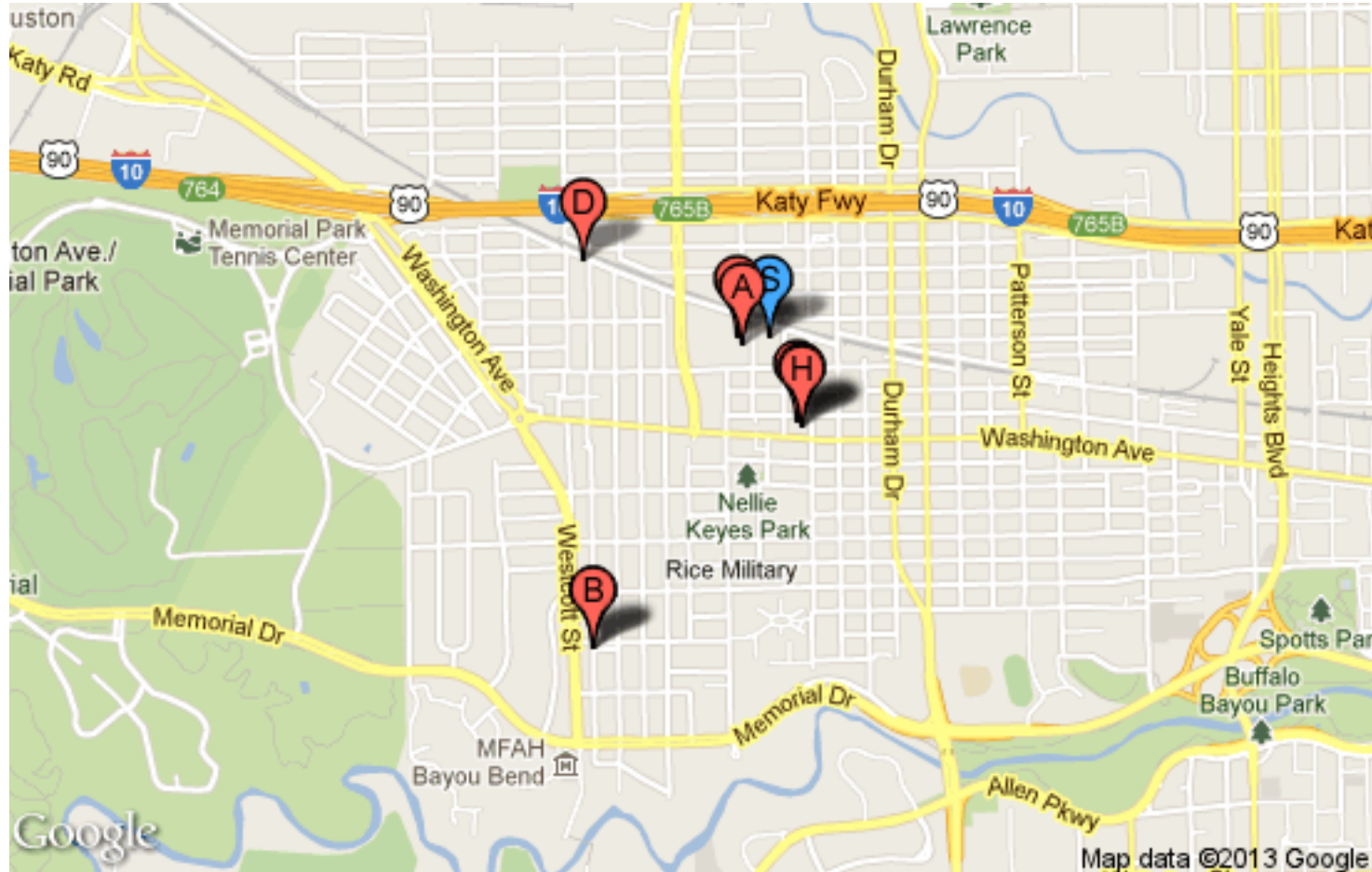
Plus CAD Extra Features Value: \$0

Subject Total Value at Median: \$226,943

Adjustment Criteria:

- Economy of Scale - (10% Per Doubling Factor)
- Age - (1% Per Year Difference)
- Grade - (county specific standard grade adjustment factors)

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.