

2018 Property Tax Assessment Analysis

Prepared for: 1719 UTAH ST, HOUSTON, TX, 77007

Effective Date of Analysis: 01/01/2016

Date Prepared: 04/04/2016

Account Number: 1209920010008

Grade: B

Neighborhood Code: 8307.09

Year Built: 2000

Square Feet: 2472

Property Valuation Info

Appraisal District Value: \$410,403

Fair Value Indication: \$372,577

Adjustment Criteria

Percent Good:

A property's Percent Good factor measures depreciation and is determined by its Age and CDU (Condition, Desirability, & Utility). This adjustment accounts for differences between the Percent Good factor of the subject and its comparable. Comparables with a superior Percent Good factor are adjusted down, while those with an inferior factor are adjusted up. Adjustments are calculated as follows: $((\text{Comp Improvement Value} \div \text{Comp Percent Good Factor}) \times (\text{Subject Percent Good Factor})) - \text{Comp Improvement Value}$

Grade:

A property's grade is intended to reflect an overall judgment of the quality of workmanship and materials evident in a dwelling. This adjustment accounts for differences between the subject and comparable's grade. Comparables with a superior grade rating are adjusted down, while those with an inferior factor are adjusted up. Adjustments are calculated as follows: $((\text{Comp Improvement Value} \div \text{Comp Grade Factor}) \times (\text{Subject Grade Factor})) - \text{Comp Improvement Value}$

Cost & Design (C&D):

The Cost & Design factor reflects differences from what is typical, such as remodel level, a new home in old neighborhood, or Economic Mis-Improvement (aka tear-down property). If applicable, this adjustment accounts for differences between the subject and comparable's C&D factor. Comparables with a superior C&D factor are adjusted down, while those with an inferior factor are adjusted up. Adjustments are calculated as follows: $((\text{Comp Improvement Value} \div \text{Comp C\&D Factor}) \times (\text{Subject C\&D Factor})) - \text{Comp Improvement Value}$

Assessment Comparable Analysis

	Account Number	Nbhd	Sq Footage	Year Blt	Grade	Total	Less:	Less:	Impr	% Good	Grade	C&D	Adj	Adj Impr
	Address		Remodel / C&D	Rmdl Yr	CDU	Value	Land Value	Extra Feat	Value	Factor/Adj	Adj	Adj	Impr Val	Value PSF
Subject	1209920010008	8307.09	2472	2000	B	\$410,403	\$120,960	\$0	\$289,443	-	-	-	-	\$117.09
	1719 UTAH ST		New / Rebuilt	N/A	Good					0.85				
Comp 1	1274700010005	8307.09	2420	2007	B+	\$407,541	\$120,960	\$0	\$286,581	-5.56%	-8.51%	0.00%	\$246,270	\$101.76
	6116 TYNE ST		New / Rebuilt	N/A	Average					0.9 / (\$15,921)	(\$24,390)	\$0		
Comp 2	1274700010006	8307.09	2420	2007	B+	\$432,808	\$146,227	\$0	\$286,581	-5.56%	-8.51%	0.00%	\$246,270	\$101.76
	6114 TYNE ST		New / Rebuilt	N/A	Average					0.9 / (\$15,921)	(\$24,390)	\$0		
Comp 3	0300520080041	8307.09	2308	2006	B+	\$420,000	\$150,000	\$0	\$270,000	-4.49%	-8.51%	0.00%	\$234,886	\$101.77
	1411 ASBURY ST		New / Rebuilt	N/A	Average					0.89 / (\$12,135)	(\$22,979)	\$0		
Comp 4	1278800010002	8307.09	2409	2006	B+	\$429,295	\$147,437	\$0	\$281,858	-4.49%	-8.51%	0.00%	\$245,202	\$101.79
	6310 HAMMAN ST # B		New / Rebuilt	N/A	Average					0.89 / (\$12,668)	(\$23,988)	\$0		
Comp 5	1211720010004	8307.09	2616	2000	B-	\$382,000	\$148,252	\$0	\$233,748	3.66%	10.26%	0.00%	\$266,274	\$101.79
	5711 MAXIE ST		New / Rebuilt	N/A	Average					0.82 / \$8,552	\$23,974	\$0		
Comp 6	1274700010004	8307.09	2420	2006	B+	\$409,950	\$126,518	\$0	\$283,432	-4.49%	-8.51%	0.00%	\$246,572	\$101.89
	6118 TYNE ST		New / Rebuilt	N/A	Average					0.89 / (\$12,739)	(\$24,122)	\$0		
Comp 7	1274700010002	8307.09	2420	2006	B+	\$404,392	\$120,960	\$0	\$283,432	-4.49%	-8.51%	0.00%	\$246,572	\$101.89
	6122 TYNE ST		New / Rebuilt	N/A	Average					0.89 / (\$12,739)	(\$24,122)	\$0		
Comp 8	1209910010001	8307.09	2518	2000	B	\$400,000	\$143,033	\$0	\$256,967	0.00%	0.00%	0.00%	\$256,967	\$102.05
	1602 MCDONALD ST		New / Rebuilt	N/A	Good					0.85 / \$0	\$0	\$0		
Comp 9	1243790010001	8307.09	2402	2004	B	\$395,000	\$143,871	\$0	\$251,129	-2.30%	0.00%	0.00%	\$245,356	\$102.15
	5919 SCHULER ST		New / Rebuilt	N/A	Average					0.87 / (\$5,773)	\$0	\$0		

Median: **\$101.79**

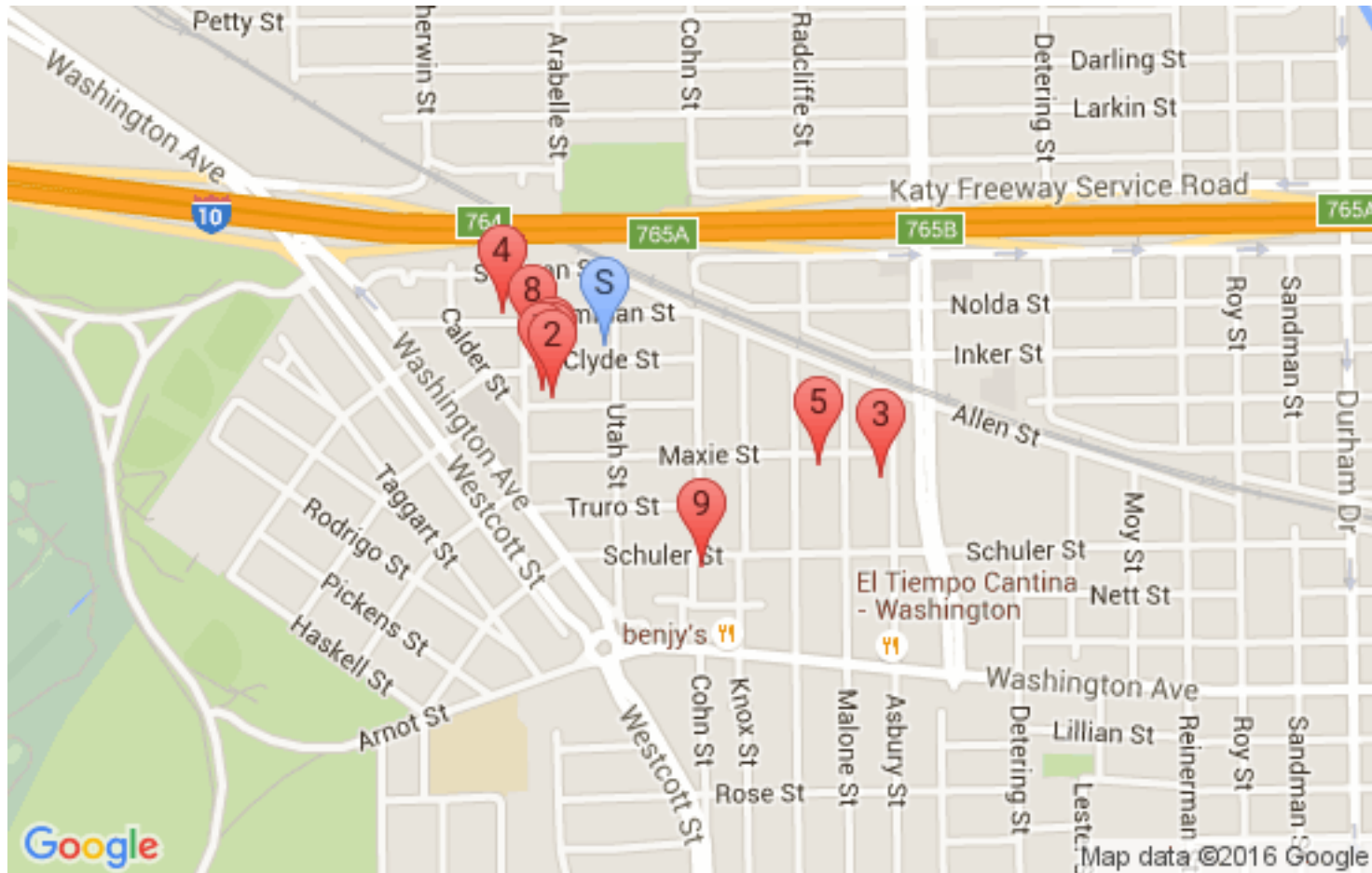
Subject Improvement Value at Median: **\$251,617**

Plus CAD Land Value: **\$120,960**

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

Subject Value at Median: \$372,577

Assessment Comps | Neighborhood View



Comparable Sales Analysis

	Account Number	Sale Date	Nhbd	Sq. Footage	Year Blt	Grade	Sale	Less:	Less:	Sale Impr	% Good	Grade	C&D	Adj Sale	Adj Sale
	Address		Grp	Remodel / C&D	Rmdl Yr	CDU	Price	Land Val	Extra Feat	Value	Factor/Adj	Adj	Adj	Imp Val	Imp Val PSF
Subject	1209920010008		8307.09	2472	2000	B		\$120,960	\$0	-	-	-	-	-	\$117.09
	1719 UTAH ST			New / Rebuilt	N/A	Good					0.85				
Comp 1	1278220010002	03/20/2015	8307.09	2142	2006	B+	\$385,000	\$132,499	\$0	\$252,501	-4.49%	-8.51%	0.00%	\$219,663	\$102.55
	1311 BIRDSALL ST			New / Rebuilt	N/A	Average					0.89 / (\$11,348)	(\$21,489)	\$0		
Comp 2	1302110010001	07/17/2015	8307.09	2059	2009	B+	\$395,000	\$138,240	\$0	\$256,760	-8.60%	-8.51%	0.00%	\$212,821	\$103.36
	1216 SANDMAN AVE			New / Rebuilt	N/A	Average					0.93 / (\$22,087)	(\$21,852)	\$0		
Comp 3	1255940010004	05/15/2015	8307.09	2058	2006	B	\$365,000	\$134,640	\$0	\$230,360	-4.49%	0.00%	0.00%	\$220,007	\$106.90
	5324 NETT ST # A			New / Rebuilt	N/A	Average					0.89 / (\$10,353)	\$0	\$0		
Comp 4	1275790010021	10/16/2015	8307.09	2147	2006	B	\$390,000	\$149,364	\$0	\$240,636	-4.49%	0.00%	0.00%	\$229,821	\$107.04
	1325 STUDER ST			New / Rebuilt	N/A	Average					0.89 / (\$10,815)	\$0	\$0		
Comp 5	1275790010032	03/12/2015	8307.09	2467	2007	B-	\$390,000	\$136,611	\$0	\$253,389	-5.56%	10.26%	0.00%	\$265,300	\$107.54
	1369 STUDER ST			New / Rebuilt	N/A	Average					0.9 / (\$14,077)	\$25,989	\$0		
Comp 6	1275790010003	05/08/2015	8307.09	2147	2007	B	\$390,000	\$144,432	\$0	\$245,568	-5.56%	0.00%	0.00%	\$231,925	\$108.02
	1351 STUDER ST			New / Rebuilt	N/A	Average					0.9 / (\$13,643)	\$0	\$0		
Comp 7	1275790010005	06/22/2015	8307.09	2147	2007	B	\$390,000	\$144,432	\$0	\$245,568	-5.56%	0.00%	0.00%	\$231,925	\$108.02
	1343 STUDER ST			New / Rebuilt	N/A	Average					0.9 / (\$13,643)	\$0	\$0		
Comp 8	1326570010002	09/28/2015	8307.09	2399	2011	B+	\$480,000	\$159,390	\$0	\$320,610	-10.53%	-8.51%	0.00%	\$259,576	\$108.20
	6015 MAXIE ST			New / Rebuilt	N/A	Average					0.95 / (\$33,748)	(\$27,286)	\$0		
Comp 9	1245000010003	01/09/2015	8307.09	2266	2004	B-	\$350,000	\$122,351	\$0	\$227,649	-2.30%	10.26%	0.00%	\$245,764	\$108.46
	1208 MOY ST			New / Rebuilt	N/A	Average					0.87 / (\$5,233)	\$23,349	\$0		

Median: \$107.54

Subject Improvement Value at Median:: \$265,838

Plus CAD Land Value: \$120,960

Plus CAD Extra Features Value: \$0

Subject Value at Median: \$386,798

Comparable Sales | Neighborhood View

