

2025 Property Tax Assessment Analysis

Prepared for: 1713 UTAH ST, HOUSTON, TX, 77007

Effective Date of Analysis: 01/01/2025

Date Prepared: 07/04/2025

Account Number: 1209920010011

Grade: B

Neighborhood Code: 8307.09

Year Built: 2000

Square Feet: 2472

Property Valuation Info

Appraisal District Value: \$508,348

Fair Value Indication: \$463,024

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: $((\text{Comp Improvement Value} \div \text{Comp C\&D Factor}) \times (\text{Subject C\&D Factor})) - \text{Comp Improvement Value}$

2025 Assessment Comparable Analysis

	Account Number Address	Nbhd	Sq Footage Remodel / C&D	Year Blt Rmdl Yr	Grade CDU	Total Value	Less: Land Value	Less: Extra Feat	Impr Value	% Good Factor/Adj	Grade Adj	C&D Adj	Adj Impr Val	Adj Impr Value PSF
Subject	1209920010011 1713 UTAH ST	8307.09	2472 New / Rebuilt	2000 N/A	B Good	\$508,348	\$190,291	\$0	\$318,057	- 0.77	-	-	-	\$128.66
Comp 1	1222680010007 1108 BIRDSALL ST	8307.09	2236 New / Rebuilt	2003 N/A	B+ Average	\$488,505	\$205,638	\$0	\$282,867	1.32% 0.76 / \$3,722	-8.51% (\$24,074)	0.00% \$0	\$262,515	\$117.40
Comp 2	0300520070040 1404 BIRDSALL ST	8307.09	2481 New / Rebuilt	2007 N/A	B+ Average	\$560,429	\$228,438	\$0	\$331,991	-3.75% 0.8 / (\$12,450)	-8.51% (\$28,255)	0.00% \$0	\$291,287	\$117.41
Comp 3	1243790010004 5907 SCHULER ST	8307.09	2406 New / Rebuilt	2004 N/A	B Average	\$486,459	\$203,817	\$0	\$282,642	0.00% 0.77 / \$0	0.00% \$0	0.00% \$0	\$282,642	\$117.47
Comp 4	1291730010002 6003 CLYDE ST A	8307.09	2571 New / Rebuilt	2007 N/A	B Average	\$526,436	\$212,500	\$0	\$313,936	-3.75% 0.8 / (\$11,773)	0.00% \$0	0.00% \$0	\$302,163	\$117.53
Comp 5	0300490010032 1511 ASBURY ST	8307.09	2494 New / Rebuilt	2006 N/A	B- Average	\$484,748	\$212,500	\$0	\$272,248	-2.53% 0.79 / (\$6,892)	10.26% \$27,923	0.00% \$0	\$293,279	\$117.59
Comp 6	0300510060025 1310 KNOX ST B	8307.09	2294 New / Rebuilt	2005 N/A	B Average	\$498,592	\$225,250	\$0	\$273,342	-1.28% 0.78 / (\$3,504)	0.00% \$0	0.00% \$0	\$269,838	\$117.63
Comp 7	0300490010029 1519 ASBURY ST	8307.09	2465 New / Rebuilt	2006 N/A	B- Average	\$481,730	\$212,500	\$0	\$269,230	-2.53% 0.79 / (\$6,816)	10.26% \$27,613	0.00% \$0	\$290,027	\$117.66
Comp 8	1256290010003 1012 STUDER ST	8307.09	2359 New / Rebuilt	2005 N/A	B+ Average	\$500,519	\$192,747	\$0	\$307,772	-1.28% 0.78 / (\$3,946)	-8.51% (\$26,193)	0.00% \$0	\$277,633	\$117.69
Comp 9	1278220010001 1309 BIRDSALL ST	8307.09	2374 New / Rebuilt	2006 N/A	B+ Average	\$524,668	\$210,474	\$0	\$314,194	-2.53% 0.79 / (\$7,954)	-8.51% (\$26,740)	0.00% \$0	\$279,500	\$117.73

Median: **\$117.59**

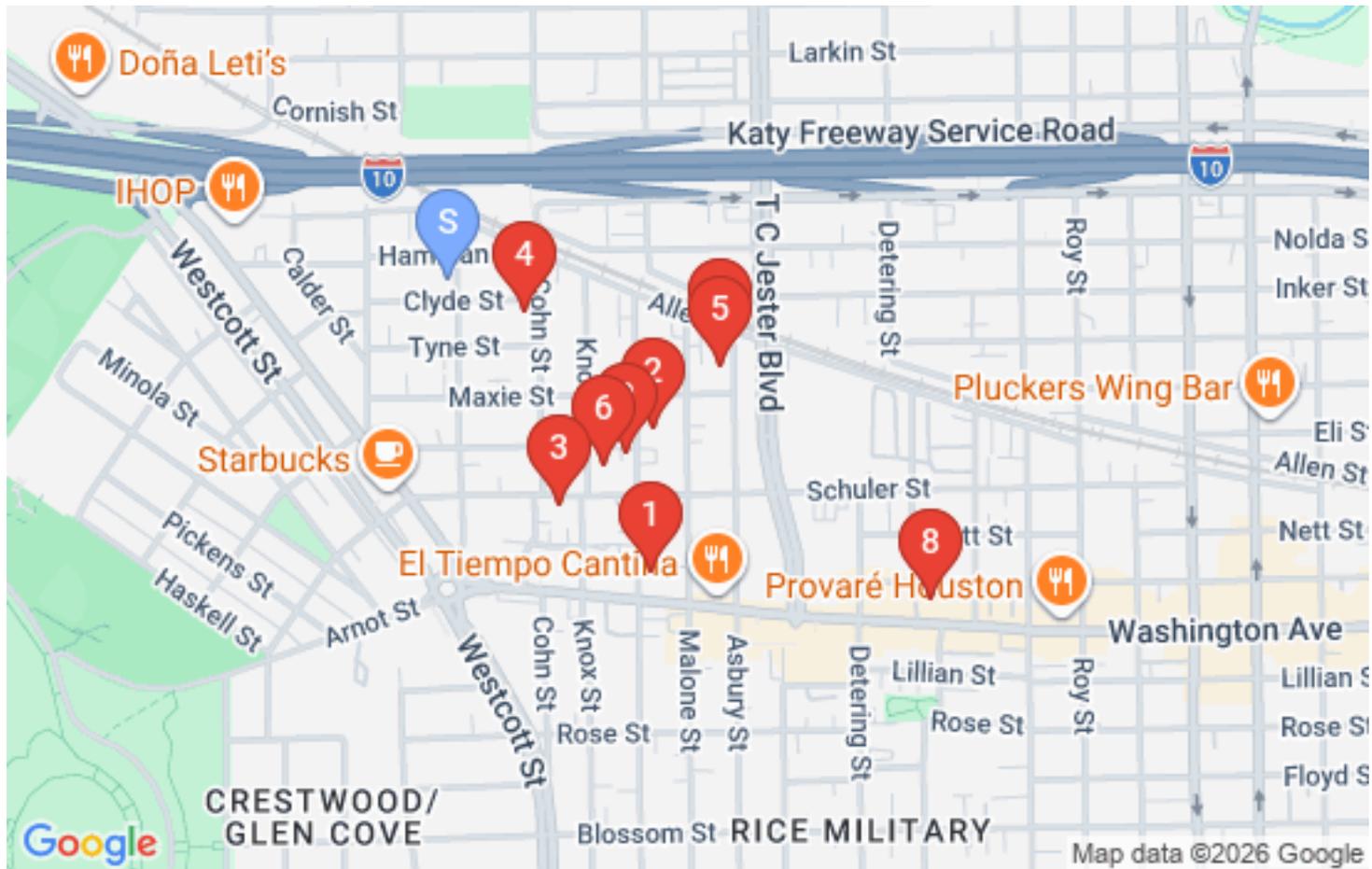
Subject Improvement Value at Median: **\$290,691**

Plus CAD Land Value: **\$190,291**

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

Subject Value at Median: \$480,982

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	1209920010011		8307.09	2472	2000	B		\$190,291	\$0	-	-	-	-	-	\$128.66
	1713 UTAH ST			New / Rebuilt	N/A	Good					0.77				
Comp 1	1275110010001	02/09/2024	8307.09	2134	2005	B+	\$450,000	\$205,132	\$0	\$244,868	-1.28%	-8.51%	0.00%	\$220,889	\$103.51
	6001 TRURO ST A			New / Rebuilt	N/A	Average					0.78 / (\$3,139)	(\$20,840)	\$0		
Comp 2	1263200010006	02/09/2024	8307.09	2982	2005	B	\$527,328	\$205,615	\$0	\$321,713	-1.28%	0.00%	0.00%	\$317,588	\$106.50
	1410 MALONE ST C			New / Rebuilt	N/A	Average					0.78 / (\$4,125)	\$0	\$0		
Comp 3	1275790010039	04/16/2024	8307.09	1764	2006	B	\$415,000	\$221,680	\$0	\$193,320	-2.53%	0.00%	0.00%	\$188,426	\$106.82
	1397 STUDER ST			New / Rebuilt	N/A	Average					0.79 / (\$4,894)	\$0	\$0		
Comp 4	1248080010007	05/06/2024	8307.09	2237	2004	B+	\$440,000	\$178,738	\$0	\$261,262	0.00%	-8.51%	0.00%	\$239,027	\$106.85
	1417 BIRDSALL ST			New / Rebuilt	N/A	Average					0.77 / \$0	(\$22,235)	\$0		
Comp 5	1214350010004	01/24/2024	8307.09	2416	2001	B-	\$415,000	\$181,815	\$0	\$233,185	4.05%	10.26%	0.00%	\$266,555	\$110.33
	1334 MALONE ST			New / Rebuilt	N/A	Average					0.74 / \$9,453	\$23,916	\$0		
Comp 6	1239550010004	09/16/2024	8307.09	2036	2003	B	\$417,500	\$191,745	\$0	\$225,755	1.32%	0.00%	0.00%	\$228,725	\$112.34
	6026 TRURO ST			New / Rebuilt	N/A	Average					0.76 / \$2,970	\$0	\$0		
Comp 7	1264170010002	11/04/2024	8307.09	2263	2005	B	\$441,000	\$183,409	\$0	\$257,591	-1.28%	0.00%	0.00%	\$254,289	\$112.37
	1326 BIRDSALL AVE			New / Rebuilt	N/A	Average					0.78 / (\$3,302)	\$0	\$0		
Comp 8	1211900010005	07/30/2024	8307.09	2024	2000	B	\$415,000	\$197,037	\$0	\$217,963	5.48%	0.00%	0.00%	\$229,906	\$113.59
	6130 MAXIE ST			New / Rebuilt	N/A	Average					0.73 / \$11,943	\$0	\$0		
Comp 9	1275790010027	03/04/2024	8307.09	1656	2007	B	\$392,000	\$194,958	\$0	\$197,042	-3.75%	0.00%	0.00%	\$189,653	\$114.52
	1349 STUDER ST			New / Rebuilt	N/A	Average					0.8 / (\$7,389)	\$0	\$0		

Median: \$110.33

Subject Improvement Value at Median:: \$272,733

Plus CAD Land Value: \$190,291

Plus CAD Extra Features Value: \$0

Subject Value at Median: \$463,024

Comparable Sales | Neighborhood View

