

# 2026 Property Tax Assessment Analysis

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

**Effective Date of Analysis:** 01/01/2026

**Date Prepared:** 04/27/2026

**Account Number:** 1209920010095

**Grade:** B

**Neighborhood Code:** 8307.09

**Year Built:** 2000

**Square Feet:** 2472

Property Valuation Info

**Appraisal District Value:** \$490,464

**Fair Value Indication:** \$426,270

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

# 2026 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	1209920010095	8307.09	2472	2000	B	\$490,464	\$190,291	\$0	\$300,173	-	-	-	-	\$121.43
	1713 UTAH ST		New / Rebuilt	N/A	Good					0.76				
Comp 1	1256280010003	8307.09	1902	2004	B-	\$372,463	\$181,597	\$0	\$190,866	0.00%	10.26%	0.00%	\$210,442	\$110.64
	5312 SCHULLER ST		New / Rebuilt	N/A	Average					0.76 / \$0	\$19,576	\$0		
Comp 2	1222680010007	8307.09	2236	2003	B+	\$472,423	\$205,638	\$0	\$266,785	1.33%	-8.51%	0.00%	\$247,637	\$110.75
	1108 BIRDSALL ST		New / Rebuilt	N/A	Average					0.75 / \$3,557	(\$22,705)	\$0		
Comp 3	1243790010004	8307.09	2406	2004	B	\$470,440	\$203,817	\$0	\$266,623	0.00%	0.00%	0.00%	\$266,623	\$110.82
	5907 SCHULER ST		New / Rebuilt	N/A	Average					0.76 / \$0	\$0	\$0		
Comp 4	0300520070040	8307.09	2481	2007	B+	\$542,217	\$228,438	\$0	\$313,779	-3.80%	-8.51%	0.00%	\$275,159	\$110.91
	1404 BIRDSALL ST		New / Rebuilt	N/A	Average					0.79 / (\$11,916)	(\$26,705)	\$0		
Comp 5	1291730010002	8307.09	2571	2007	B	\$509,215	\$212,500	\$0	\$296,715	-3.80%	0.00%	0.00%	\$285,447	\$111.03
	6003 CLYDE ST A		New / Rebuilt	N/A	Average					0.79 / (\$11,268)	\$0	\$0		
Comp 6	0300490010032	8307.09	2494	2006	B-	\$469,629	\$212,500	\$0	\$257,129	-2.56%	10.26%	0.00%	\$276,908	\$111.03
	1511 ASBURY ST		New / Rebuilt	N/A	Average					0.78 / (\$6,593)	\$26,372	\$0		
Comp 7	0300490010029	8307.09	2465	2006	B-	\$466,770	\$212,500	\$0	\$254,270	-2.56%	10.26%	0.00%	\$273,829	\$111.09
	1519 ASBURY ST		New / Rebuilt	N/A	Average					0.78 / (\$6,520)	\$26,079	\$0		
Comp 8	0300510060025	8307.09	2294	2005	B	\$483,448	\$225,250	\$0	\$258,198	-1.30%	0.00%	0.00%	\$254,845	\$111.09
	1310 KNOX ST B		New / Rebuilt	N/A	Average					0.77 / (\$3,353)	\$0	\$0		
Comp 9	1256290010003	8307.09	2359	2005	B+	\$483,352	\$192,747	\$0	\$290,605	-1.30%	-8.51%	0.00%	\$262,099	\$111.11
	1012 STUDER ST		New / Rebuilt	N/A	Average					0.77 / (\$3,774)	(\$24,732)	\$0		

Median: **\$111.03**

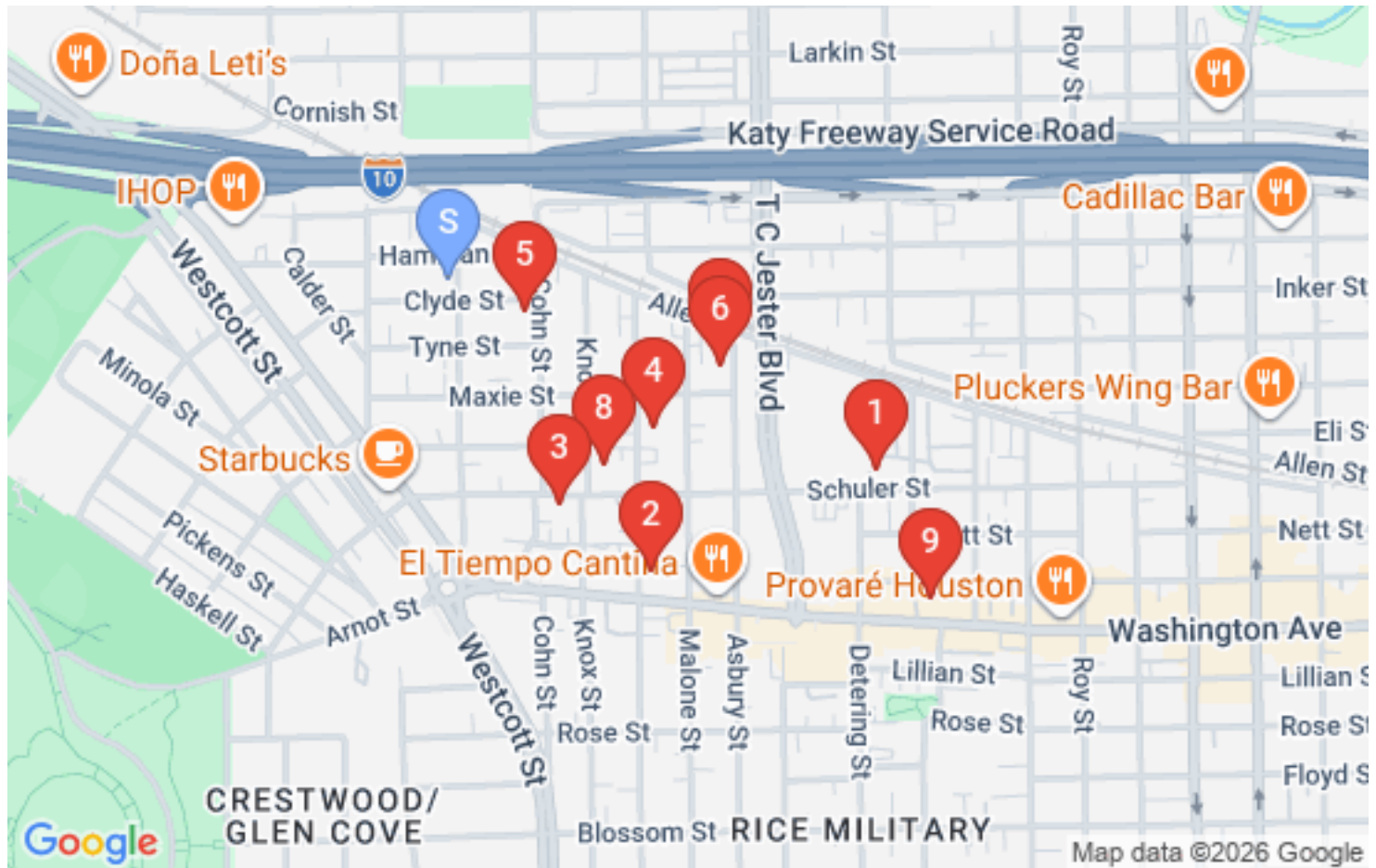
Subject Improvement Value at Median: **\$274,456**

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

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

**Subject Value at Median: \$464,747**

## 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	1209920010095		8307.09	2472	2000	B		\$190,291	\$0	-	-	-	-	-	<b>\$121.43</b>
	1713 UTAH ST			New / Rebuilt	N/A	Good					0.76				
Comp 1	1336550010004	04/04/2025	8307.09	2416	2012	B+	<b>\$477,000</b>	\$199,750	\$0	\$277,250	-10.59%	-8.51%	0.00%	\$224,298	\$92.84
	1610 KNOX ST B			New / Rebuilt	N/A	Average					0.85 / (\$29,356)	(\$23,596)	\$0		
Comp 2	1275790010002	08/13/2025	8307.09	1763	2007	B	<b>\$377,000</b>	\$204,612	\$0	\$172,388	-3.80%	0.00%	0.00%	\$165,842	\$94.07
	1355 STUDER ST			New / Rebuilt	N/A	Average					0.79 / (\$6,546)	\$0	\$0		
Comp 3	1338140010002	02/25/2026	8307.09	2104	2012	B+	<b>\$445,500</b>	\$200,388	\$0	\$245,112	-10.59%	-8.51%	0.00%	\$198,298	\$94.25
	6107 STILLMAN ST			New / Rebuilt	N/A	Average					0.85 / (\$25,953)	(\$20,861)	\$0		
Comp 4	1247330010019	10/01/2025	8307.09	1700	2004	B+	<b>\$378,000</b>	\$201,800	\$0	\$176,200	0.00%	-8.51%	0.00%	\$161,204	\$94.83
	5202 WASHINGTON AVE			New / Rebuilt	N/A	Average					0.76 / \$0	(\$14,996)	\$0		
Comp 5	1275110010006	05/30/2025	8307.09	2134	2006	B+	<b>\$435,000</b>	\$205,916	\$0	\$229,084	-2.56%	-8.51%	0.00%	\$203,714	\$95.46
	6001 TRURO ST F			New / Rebuilt	N/A	Average					0.78 / (\$5,874)	(\$19,497)	\$0		
Comp 6	1257810010005	04/15/2025	8307.09	2124	2005	B+	<b>\$405,000</b>	\$178,500	\$0	\$226,500	-1.30%	-8.51%	0.00%	\$204,282	\$96.18
	1502 BIRDSALL ST			New / Rebuilt	N/A	Average					0.77 / (\$2,942)	(\$19,277)	\$0		
Comp 7	1283270010001	04/16/2025	8307.09	1836	2006	B-	<b>\$372,000</b>	\$208,012	\$0	\$163,988	-2.56%	10.26%	0.00%	\$176,602	\$96.19
	5000 SCHULER ST A			New / Rebuilt	N/A	Average					0.78 / (\$4,205)	\$16,819	\$0		
Comp 8	1290950010001	11/21/2025	8307.09	2531	2007	B	<b>\$465,000</b>	\$209,738	\$0	\$255,262	-3.80%	0.00%	0.00%	\$245,569	\$97.02
	6007 TYNE ST C			New / Rebuilt	N/A	Average					0.79 / (\$9,693)	\$0	\$0		
Comp 9	1292810010001	11/13/2025	8307.09	2105	2007	B+	<b>\$438,762</b>	\$205,615	\$0	\$233,147	-3.80%	-8.51%	0.00%	\$204,451	\$97.13
	6312 HAMMAN ST A			New / Rebuilt	N/A	Average					0.79 / (\$8,854)	(\$19,842)	\$0		

Median: \$95.46

Subject Improvement Value at Median:: \$235,979

Plus CAD Land Value: \$190,291

Plus CAD Extra Features Value: \$0

**Subject Value at Median: \$426,270**

## Comparable Sales | Neighborhood View

