

2020 Property Tax Assessment Analysis

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

Effective Date of Analysis: 01/01/2019

Date Prepared: 02/23/2020

Account Number: 1209920010074

Grade: B

Neighborhood Code: 8307.09

Year Built: 2000

Square Feet: 2472

Property Valuation Info

Appraisal District Value: \$370,874

Fair Value Indication: \$332,944

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

2020 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	1209920010074	8307.09	2472	2000	B	\$370,874	\$171,360	\$0	\$199,514	-	-	-	-	\$80.71
	1713 UTAH ST		New / Rebuilt	N/A	Good					0.82				
Comp 1	1248080010002	8307.09	2486	2004	B+	\$364,545	\$185,092	\$0	\$179,453	-1.20%	-8.51%	0.00%	\$162,018	\$65.17
	5805 MAXIE ST		New / Rebuilt	N/A	Average					0.83 / (\$2,162)	(\$15,273)	\$0		
Comp 2	1209910010002	8307.09	2518	2000	B	\$338,895	\$174,546	\$0	\$164,349	0.00%	0.00%	0.00%	\$164,349	\$65.27
	1604 MCDONALD ST		New / Rebuilt	N/A	Good					0.82 / \$0	\$0	\$0		
Comp 3	1278130010002	8307.09	2210	2006	B-	\$320,000	\$183,409	\$0	\$136,591	-4.65%	10.26%	0.00%	\$144,247	\$65.27
	5012 SCHULER ST		New / Rebuilt	N/A	Average					0.86 / (\$6,353)	\$14,009	\$0		
Comp 4	1264170010008	8307.09	2443	2005	B	\$348,818	\$183,409	\$0	\$165,409	-3.53%	0.00%	0.00%	\$159,571	\$65.32
	1314 BIRDSALL AVE		New / Rebuilt	N/A	Average					0.85 / (\$5,838)	\$0	\$0		
Comp 5	1248080010001	8307.09	2486	2004	B+	\$347,309	\$167,323	\$0	\$179,986	-1.20%	-8.51%	0.00%	\$162,500	\$65.37
	5807 MAXIE ST		New / Rebuilt	N/A	Average					0.83 / (\$2,169)	(\$15,318)	\$0		
Comp 6	1263720010001	8307.09	2580	2005	B	\$379,646	\$204,829	\$0	\$174,817	-3.53%	0.00%	0.00%	\$168,647	\$65.37
	6530 CALDER ST		New / Rebuilt	N/A	Average					0.85 / (\$6,170)	\$0	\$0		
Comp 7	1245000010001	8307.09	2440	2004	B-	\$336,026	\$189,618	\$0	\$146,408	-1.20%	10.26%	0.00%	\$159,660	\$65.43
	5214 NETT ST		New / Rebuilt	N/A	Average					0.83 / (\$1,764)	\$15,016	\$0		
Comp 8	1263720010002	8307.09	2580	2005	B	\$370,927	\$195,840	\$0	\$175,087	-3.53%	0.00%	0.00%	\$168,907	\$65.47
	6528 CALDER ST		New / Rebuilt	N/A	Average					0.85 / (\$6,180)	\$0	\$0		
Comp 9	1263720010003	8307.09	2580	2005	B	\$370,927	\$195,840	\$0	\$175,087	-3.53%	0.00%	0.00%	\$168,907	\$65.47
	6526 CALDER ST		New / Rebuilt	N/A	Average					0.85 / (\$6,180)	\$0	\$0		

Median: **\$65.37**

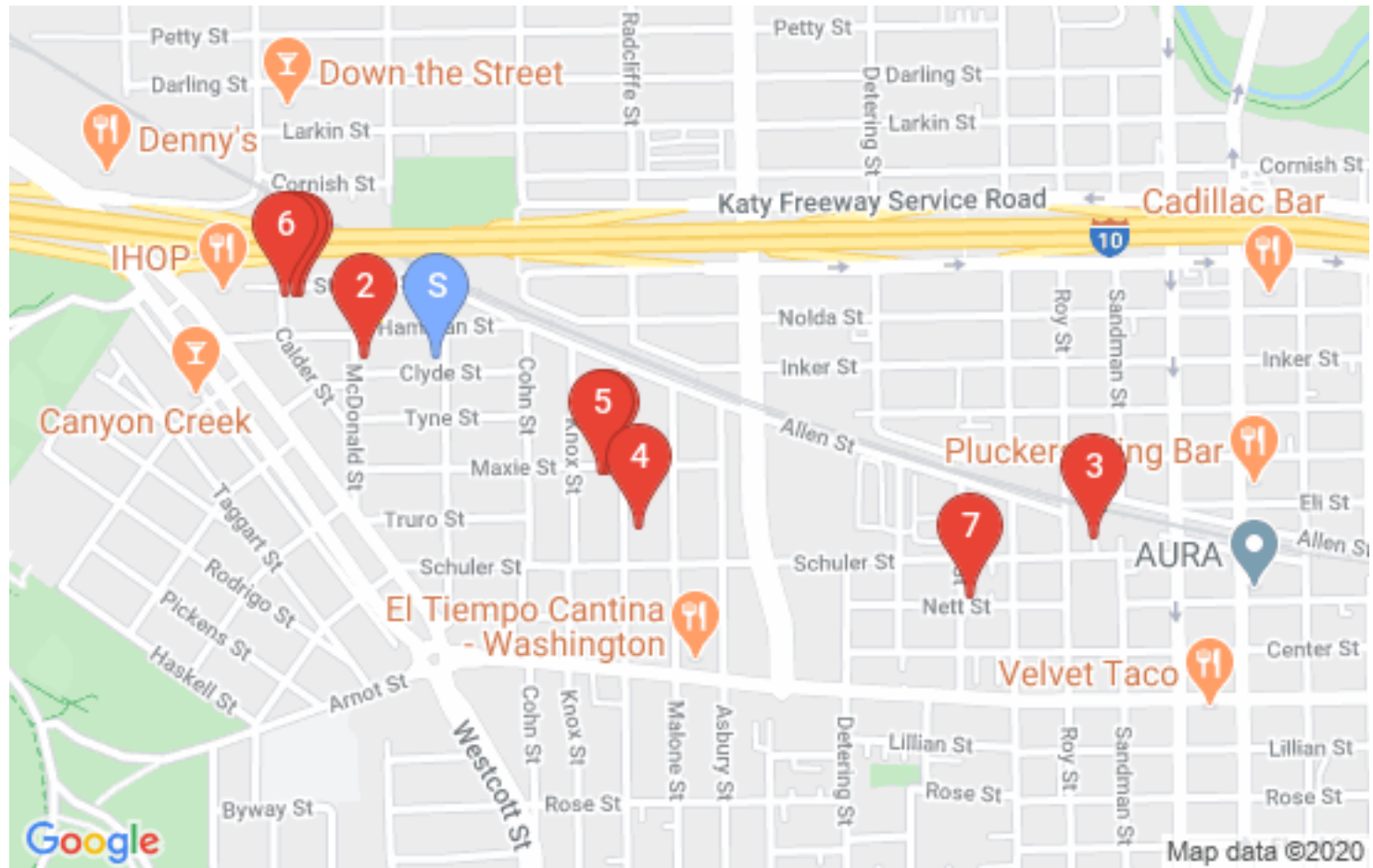
Subject Improvement Value at Median: **\$161,584**

Plus CAD Land Value: **\$171,360**

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

Subject Value at Median: \$332,944

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	1209920010074		8307.09	2472	2000	B		\$171,360	\$0	-	-	-	-	-	\$80.71
	1713 UTAH ST			New / Rebuilt	N/A	Good					0.82				
Comp 1	1281220010001	09/06/2018	8307.09	1685	2006	B+	\$315,000	\$187,935	\$0	\$127,065	-4.65%	-8.51%	0.00%	\$110,341	\$65.48
	1713 MCDONALD ST			New / Rebuilt	N/A	Average					0.86 / (\$5,910)	(\$10,814)	\$0		
Comp 2	1263720010004	07/24/2018	8307.09	2580	2005	B	\$365,000	\$186,796	\$0	\$178,204	-3.53%	0.00%	0.00%	\$171,914	\$66.63
	6524 CALDER ST			New / Rebuilt	N/A	Average					0.85 / (\$6,290)	\$0	\$0		
Comp 3	1230060010011	07/03/2018	8307.09	2634	2002	B	\$385,000	\$209,331	\$0	\$175,669	1.23%	0.00%	0.00%	\$177,838	\$67.52
	1304 COHN ST			New / Rebuilt	N/A	Average					0.81 / \$2,169	\$0	\$0		
Comp 4	1302110010003	07/18/2018	8307.09	1824	2009	B+	\$330,000	\$188,115	\$0	\$141,885	-3.53%	-8.51%	0.00%	\$124,802	\$68.42
	1220 SANDMAN AVE			New / Rebuilt	N/A	Fair					0.85 / (\$5,008)	(\$12,075)	\$0		
Comp 5	1247330010008	01/23/2019	8307.09	1635	2005	B+	\$320,000	\$191,522	\$0	\$128,478	-3.53%	-8.51%	0.00%	\$113,009	\$69.12
	5230 WASHINGTON AVE			New / Rebuilt	N/A	Average					0.85 / (\$4,535)	(\$10,934)	\$0		
Comp 6	1275790010011	05/11/2018	8307.09	2348	2007	B	\$385,000	\$210,733	\$0	\$174,267	-5.75%	0.00%	0.00%	\$164,252	\$69.95
	1319 STUDER ST			New / Rebuilt	N/A	Average					0.87 / (\$10,015)	\$0	\$0		
Comp 7	1230060010003	10/24/2018	8307.09	2116	2002	B	\$321,000	\$172,829	\$0	\$148,171	1.23%	0.00%	0.00%	\$150,000	\$70.89
	1320 COHN ST			New / Rebuilt	N/A	Average					0.81 / \$1,829	\$0	\$0		
Comp 8	1247330010023	01/07/2019	8307.09	1700	2004	B+	\$325,000	\$191,301	\$0	\$133,699	-1.20%	-8.51%	0.00%	\$120,710	\$71.01
	5210 WASHINGTON AVE			New / Rebuilt	N/A	Average					0.83 / (\$1,611)	(\$11,379)	\$0		
Comp 9	1302110010002	07/10/2018	8307.09	2047	2009	B+	\$370,000	\$195,840	\$0	\$174,160	-7.87%	-8.51%	0.00%	\$145,640	\$71.15
	1218 SANDMAN AVE			New / Rebuilt	N/A	Average					0.89 / (\$13,698)	(\$14,822)	\$0		

Median: \$69.12

Subject Improvement Value at Median:: \$170,862

Plus CAD Land Value: \$171,360

Plus CAD Extra Features Value: \$0

Subject Value at Median: \$342,222

Comparable Sales | Neighborhood View

