

# 2022 Property Tax Assessment Analysis

**Prepared for:** 1713 UTAH ST, HOUSTON, TX, 77007  
**Effective Date of Analysis:** 01/01/2022  
**Date Prepared:** 04/09/2022

**Account Number:** 1209920010005  
**Grade:** B  
**Neighborhood Code:** 8307.09  
**Year Built:** 2000  
**Square Feet:** 2472

Property Valuation Info  
**Appraisal District Value:** \$445,853  
**Fair Value Indication:** \$390,349

Sample Report  
*(scroll below to view additional pages)*

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

# 2022 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	\$445,853	\$190,291	\$0	\$255,562	-	-	-	-	\$103.38
	1713 UTAH ST		New / Rebuilt	N/A	Good					0.8				
Comp 1	1256290010003	8307.09	2359	2005	B+	\$439,485	\$192,747	\$0	\$246,738	-1.23%	-8.51%	0.00%	\$222,693	\$94.40
	1012 STUDER ST		New / Rebuilt	N/A	Average					0.81 / (\$3,046)	(\$20,999)	\$0		
Comp 2	0300500040094	8307.09	2556	2005	B-	\$433,839	\$212,500	\$0	\$221,339	-1.23%	10.26%	0.00%	\$241,308	\$94.41
	1620 COHN ST		New / Rebuilt	N/A	Average					0.81 / (\$2,733)	\$22,701	\$0		
Comp 3	1278220010001	8307.09	2374	2006	B+	\$462,485	\$210,474	\$0	\$252,011	-2.44%	-8.51%	0.00%	\$224,417	\$94.53
	1309 BIRDSALL ST		New / Rebuilt	N/A	Average					0.82 / (\$6,147)	(\$21,448)	\$0		
Comp 4	1286090010002	8307.09	3015	2006	B+	\$513,298	\$209,950	\$0	\$303,348	2.56%	-8.51%	0.00%	\$285,309	\$94.63
	5206 SCHULER ST		New / Rebuilt	N/A	Fair					0.78 / \$7,778	(\$25,817)	\$0		
Comp 5	0300510060025	8307.09	2294	2005	B	\$445,103	\$225,250	\$0	\$219,853	-1.23%	0.00%	0.00%	\$217,139	\$94.66
	1310 KNOX ST # B		New / Rebuilt	N/A	Average					0.81 / (\$2,714)	\$0	\$0		
Comp 6	0300510060043	8307.09	2294	2005	B	\$445,103	\$225,250	\$0	\$219,853	-1.23%	0.00%	0.00%	\$217,139	\$94.66
	1310 KNOX ST # A		New / Rebuilt	N/A	Average					0.81 / (\$2,714)	\$0	\$0		
Comp 7	0300520080023	8307.09	2384	2006	B+	\$467,083	\$212,500	\$1,174	\$253,409	-2.44%	-8.51%	0.00%	\$225,662	\$94.66
	1413 ASBURY ST		New / Rebuilt	N/A	Average					0.82 / (\$6,181)	(\$21,567)	\$0		
Comp 8	0300520080042	8307.09	2384	2006	B+	\$465,909	\$212,500	\$0	\$253,409	-2.44%	-8.51%	0.00%	\$225,662	\$94.66
	1409 ASBURY ST		New / Rebuilt	N/A	Average					0.82 / (\$6,181)	(\$21,567)	\$0		
Comp 9	1245000010006	8307.09	2385	2004	B-	\$400,871	\$195,949	\$0	\$204,922	0.00%	10.26%	0.00%	\$225,940	\$94.73
	5208 NETT ST		New / Rebuilt	N/A	Average					0.8 / \$0	\$21,018	\$0		

Median: **\$94.66**

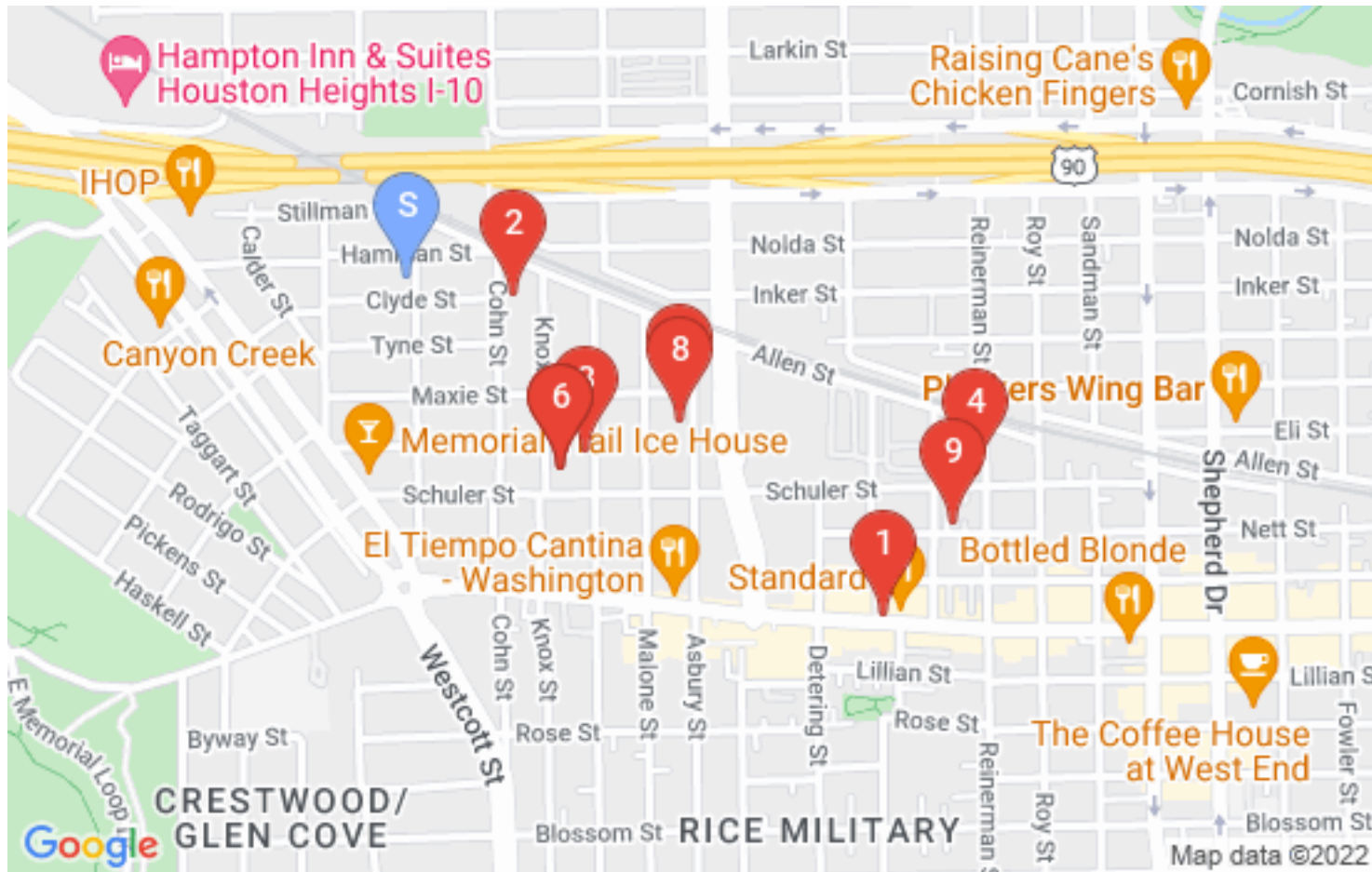
Subject Improvement Value at Median: **\$233,987**

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

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

**Subject Value at Median: \$424,278**

## 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		\$190,291	\$0	-	-	-	-	-	<b>\$103.38</b>
	1715 UTAH ST			New / Rebuilt	N/A	Good					0.8				
Comp 1	1245000010006	12/15/2021	8307.09	2385	2004	B-	<b>\$357,500</b>	\$195,949	\$0	\$161,551	0.00%	10.26%	0.00%	\$178,120	\$74.68
	5208 NETT ST			New / Rebuilt	N/A	Average					0.8 / \$0	\$16,569	\$0		
Comp 2	1274700010002	03/07/2022	8307.09	2420	2006	B+	<b>\$381,000</b>	\$171,360	\$0	\$209,640	-2.44%	-8.51%	0.00%	\$186,685	\$77.14
	6122 TYNE ST			New / Rebuilt	N/A	Average					0.82 / (\$5,113)	(\$17,842)	\$0		
Comp 3	1305410010003	03/16/2021	8307.09	3459	2008	B+	<b>\$520,000</b>	\$195,720	\$1,900	\$322,380	-5.88%	-8.51%	0.00%	\$275,980	\$79.79
	6003 HAMMAN ST # B			New / Rebuilt	N/A	Average					0.85 / (\$18,964)	(\$27,437)	\$0		
Comp 4	1305410010002	09/24/2021	8307.09	3459	2008	B+	<b>\$538,000</b>	\$209,331	\$1,900	\$326,769	-5.88%	-8.51%	0.00%	\$279,737	\$80.87
	6005 HAMMAN ST # A			New / Rebuilt	N/A	Average					0.85 / (\$19,222)	(\$27,810)	\$0		
Comp 5	1229470010002	12/10/2021	8307.09	2560	2004	B	<b>\$410,000</b>	\$202,820	\$0	\$207,180	0.00%	0.00%	0.00%	\$207,180	\$80.93
	1207 BIRDSALL ST			New / Rebuilt	N/A	Average					0.8 / \$0	\$0	\$0		
Comp 6	1278220010001	06/02/2021	8307.09	2374	2006	B+	<b>\$427,000</b>	\$210,474	\$0	\$216,526	-2.44%	-8.51%	0.00%	\$192,817	\$81.22
	1309 BIRDSALL ST			New / Rebuilt	N/A	Average					0.82 / (\$5,281)	(\$18,428)	\$0		
Comp 7	0300530090078	04/30/2021	8307.09	2242	2005	B	<b>\$400,000</b>	\$212,500	\$0	\$187,500	-1.23%	0.00%	0.00%	\$185,185	\$82.60
	1416 ASBURY ST # B			New / Rebuilt	N/A	Average					0.81 / (\$2,315)	\$0	\$0		
Comp 8	1247330010013	05/24/2021	8307.09	1717	2004	B+	<b>\$353,000</b>	\$197,872	\$0	\$155,128	0.00%	-8.51%	0.00%	\$141,926	\$82.66
	5214 WASHINGTON AVE			New / Rebuilt	N/A	Average					0.8 / \$0	(\$13,202)	\$0		
Comp 9	1278800010001	02/28/2022	8307.09	2711	2006	B+	<b>\$449,000</b>	\$196,850	\$0	\$252,150	-2.44%	-8.51%	0.00%	\$224,540	\$82.83
	6310 HAMMAN ST # A			New / Rebuilt	N/A	Average					0.82 / (\$6,150)	(\$21,460)	\$0		

Median: \$80.93

Subject Improvement Value at Median:: \$200,058

Plus CAD Land Value: \$190,291

Plus CAD Extra Features Value: \$0

**Subject Value at Median: \$390,349**

## Comparable Sales | Neighborhood View

