

COVER SHEET

000-000-000-0000

DOE, JOHN & JANE

123 4th Street
Harris County, TX

2022

Total Noticed Market Value: **\$652,463.00**

NOTE FOR APPRAISERS

This system utilizes the HCAD Residential CAMA Model in full on Improvements (Structure) only. We do not argue land value or extra features value, so adjustments are not made for land or extra features. This is why similar comps will show a difference in adjusted value. HCAD adjusts for land on sales, we do not. To prove to the HCAD appraisers that we are using HCAD's factors and models for adjustments, we have listed it out below though we preferred not to. We decided to include it so that they do not question the adjustments. To document this we have decided to show how a comp is adjusted for Age/Condition (CDU). The same method applies when adjusting for Grade, Size, and Remodel Level. Additionally, we show the HCAD factors and dollars adjusted on our charts.

Described Example: ((Comparable Improvement Value / Comparable CDU Factor) * Subject CDU Factor) - Comp Improvement Value = CDU Adjustment

If subject property is 5 years old and in Poor condition, and the comp property is 8 years old and in Good condition. The comp improvement value is \$150,000 for this example.

Mathematical Example: ((\$150,000/.93) * .81 = \$130,465.16) - \$150,000 = -\$19,354.84. This indicates the comp needs to be adjusted down \$19,354.84 to account for the difference in the Condition (CDU) between the subject and the comparable.

Actual Age (years)	HCAD CDU Factors (Condition)								HCAD Grade Factors		
	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor	UN	Grade	Factor	
1	1.00	1.00	1.00	1.00	0.96	0.86	0.81	0.66	X+	3.10	
2	0.99	0.99	0.99	0.99	0.94	0.85	0.80	0.64	X	2.50	
3	0.98	0.98	0.98	0.97	0.93	0.84	0.79	0.63	X-	2.10	
4	0.98	0.97	0.97	0.96	0.92	0.82	0.77	0.62	A+	1.86	
5	0.97	0.96	0.96	0.95	0.91	0.81	0.76	0.61	A	1.71	
6	0.96	0.96	0.95	0.94	0.89	0.80	0.75	0.59	A-	1.56	
7	0.96	0.95	0.94	0.93	0.88	0.79	0.74	0.58	B+	1.41	
8	0.95	0.94	0.93	0.91	0.87	0.78	0.72	0.57	B	1.29	
9	0.94	0.93	0.92	0.90	0.86	0.76	0.71	0.56	B-	1.17	
10	0.93	0.92	0.91	0.89	0.85	0.75	0.70	0.55	C+	1.08	
11	0.93	0.92	0.90	0.88	0.83	0.74	0.69	0.53	C	1.00	
12	0.92	0.91	0.89	0.87	0.82	0.73	0.68	0.52	C-	0.92	
13	0.91	0.90	0.88	0.86	0.81	0.72	0.67	0.51	D+	0.85	
14	0.91	0.89	0.87	0.85	0.80	0.71	0.65	0.50	D	0.80	
15	0.90	0.88	0.86	0.83	0.79	0.69	0.64	0.49	D-	0.70	
16	0.89	0.88	0.85	0.82	0.78	0.68	0.63	0.48	E+	0.60	
17	0.89	0.87	0.84	0.81	0.77	0.67	0.62	0.47	E	0.50	
18	0.88	0.86	0.83	0.80	0.76	0.66	0.61	0.46	E-	0.40	
19	0.88	0.85	0.82	0.79	0.75	0.65	0.60	0.45			
20	0.87	0.85	0.81	0.78	0.74	0.64	0.59	0.44			
									HCAD Size Factors		
									Area	Building Style	% Adj
21	0.86	0.84	0.81	0.77	0.73	0.63	0.58	0.43			
22	0.86	0.83	0.80	0.76	0.72	0.62	0.57	0.42	0	101	1.55
23	0.85	0.83	0.79	0.75	0.71	0.61	0.56	0.41	200	101	1.16
24	0.85	0.82	0.78	0.74	0.70	0.60	0.55	0.40	300	101	1.14
25	0.84	0.81	0.77	0.73	0.69	0.59	0.54	0.39	400	101	1.13
26	0.83	0.80	0.76	0.72	0.68	0.58	0.53	0.38	500	101	1.11
27	0.83	0.80	0.76	0.71	0.67	0.57	0.52	0.37	600	101	1.10
28	0.82	0.79	0.75	0.70	0.66	0.56	0.51	0.36	700	101	1.08
29	0.82	0.78	0.74	0.69	0.65	0.55	0.50	0.35	800	101	1.05
30	0.81	0.78	0.73	0.68	0.64	0.54	0.49	0.34	900	101	1.02
31	0.81	0.77	0.72	0.68	0.63	0.53	0.48	0.33	1000	101	1.00
32	0.80	0.77	0.72	0.67	0.62	0.53	0.48	0.32	1100	101	0.98

NOTE FOR APPRAISERS : CONT

Actual Age (years)	HCAD CDU Factors (Condition)								HCAD Size Factors		
	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor	UN	Area	Building Style	% Adj
33	0.80	0.76	0.71	0.66	0.61	0.52	0.47	0.31	1200	101	0.95
34	0.79	0.75	0.70	0.65	0.60	0.51	0.46	0.30	1300	101	0.94
35	0.79	0.75	0.70	0.64	0.60	0.50	0.45	0.30	1400	101	0.92
36	0.78	0.74	0.69	0.63	0.59	0.49	0.44	0.29	1500	101	0.90
37	0.78	0.74	0.68	0.62	0.58	0.48	0.43	0.28	1600	101	0.89
38	0.77	0.73	0.67	0.62	0.57	0.48	0.42	0.27	1700	101	0.88
39	0.77	0.73	0.67	0.61	0.56	0.47	0.42	0.26	1800	101	0.87
40	0.76	0.72	0.66	0.60	0.55	0.46	0.41	0.25	1900	101	0.86
41	0.76	0.71	0.65	0.59	0.55	0.45	0.40	0.25	2000	101	0.85
42	0.75	0.71	0.65	0.59	0.54	0.44	0.39	0.24	2100	101	0.84
43	0.75	0.70	0.64	0.58	0.53	0.44	0.39	0.23	2200	101	0.84
44	0.74	0.70	0.64	0.57	0.52	0.43	0.38	0.22	2300	101	0.83
45	0.74	0.69	0.63	0.56	0.52	0.42	0.37	0.22	2400	101	0.82
46	0.74	0.69	0.62	0.56	0.51	0.42	0.36	0.21	2500	101	0.82
47	0.73	0.68	0.62	0.55	0.50	0.41	0.36	0.20	2600	101	0.81
48	0.73	0.68	0.61	0.54	0.50	0.40	0.35	0.20	2700	101	0.80
49	0.72	0.68	0.61	0.54	0.49	0.40	0.34	0.19	2800	101	0.80
50	0.72	0.67	0.60	0.53	0.48	0.39	0.34	0.18	2900	101	0.80
51	0.72	0.67	0.60	0.52	0.48	0.38	0.33	0.18	3000	101	0.79
52	0.71	0.66	0.59	0.52	0.47	0.38	0.32	0.17	3200	101	0.78
53	0.71	0.66	0.59	0.51	0.46	0.37	0.32	0.16	3400	101	0.77
54	0.70	0.65	0.58	0.51	0.46	0.36	0.31	0.16	3600	101	0.76
55	0.70	0.65	0.58	0.50	0.45	0.36	0.31	0.15	3800	101	0.75
56	0.70	0.65	0.57	0.49	0.45	0.35	0.30	0.15	4000	101	0.74
57	0.69	0.64	0.57	0.49	0.44	0.35	0.30	0.14	4200	101	0.73
58	0.69	0.64	0.56	0.48	0.44	0.34	0.29	0.14	4400	101	0.72
59	0.69	0.63	0.56	0.48	0.43	0.34	0.28	0.13	4600	101	0.71
60	0.68	0.63	0.55	0.47	0.43	0.33	0.28	0.13	4800	101	0.70
61	0.68	0.63	0.55	0.47	0.42	0.33	0.27	0.12	5000	101	0.70
62	0.68	0.62	0.54	0.46	0.42	0.32	0.27	0.12	5500	101	0.70
63	0.68	0.62	0.54	0.46	0.41	0.32	0.26	0.11	6000	101	0.70
64	0.67	0.62	0.54	0.45	0.41	0.31	0.26	0.11	6500	101	0.70
65	0.67	0.61	0.53	0.45	0.40	0.31	0.26	0.10	7000	101	0.70
66	0.67	0.61	0.53	0.44	0.40	0.30	0.25	0.10			
67	0.67	0.61	0.52	0.44	0.39	0.30	0.25	0.09			
68	0.66	0.60	0.52	0.44	0.39	0.29	0.24	0.09			
69	0.66	0.60	0.52	0.43	0.38	0.29	0.24	0.08			
70	0.66	0.60	0.51	0.43	0.38	0.29	0.23	0.08			
71	0.66	0.60	0.51	0.42	0.38	0.28	0.23	0.08			
72	0.65	0.59	0.51	0.42	0.37	0.28	0.23	0.07			
73	0.65	0.59	0.51	0.42	0.37	0.27	0.22	0.07			
74	0.65	0.59	0.50	0.41	0.37	0.27	0.22	0.07			
75	0.65	0.59	0.50	0.41	0.36	0.27	0.22	0.06			

Each comp's adjustment, proof can be located on the "Calculations" pages.

VALUE SUMMARY



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1989

Grade
A+

SqFt
5,093

Total Noticed Market Value
\$652,463.00

Land Value
\$93,957.00

Extra Features Value
\$11,741.00

Noticed Improvement Value
\$546,765.00

Noticed Improvement \$/SqFt
\$107.36 / SqFt

Uniform and Equal Summary

Values are based on County Appraisal Records -
these are not recent sales.

\$637,763.71

A uniform and equal analysis of the property located at **123 4th Street**, and having a tax ID number of **000-000-000-0000** was performed. The results suggested the market value of this property is **\$637,763.71**, a difference of **\$14,699.29** from the actual noticed market value of **\$652,463.00**. This value is based on **10** comparable properties located within neighborhood **2838.00**. Any adjustments that were made were calculated in accordance to the County's CAMA residential model and are accounted for in full within the Uniform & Equal Chart. Section 41.43(b)(3) of the Texas Property Tax Code - Protest of Determination of Value or Unequality of Appraisal deems our subject property's market value should be reduced to **\$637,763.71**.

Subject County's Opinion of Market Value: **\$652,463.00**

The Subject's 2022 market value should be: **\$637,763.71**

COMPARABLE ATTRIBUTES

Comparable properties have been located by performing a neighborhood search for properties within the subject's neighborhood of 2838.00 that must fall within the ranges listed below. All adjustments are made according to the Standard Cost Adjustment model used by Harris County. If an attribute is not indicated in Harris County's records, that attribute is not adjusted for. HCAD is the direct source of all property attributes. A vendor is the source for all sales information.

Grade - Within Grade A- and Grade X. Our subject's Grade of A+ property falls within these two grade ranges. Adjustments for comparable properties are made in accordance to HCAD's CAMA Residential Model if the comparable property does not have a grade identical to our subject's Grade of A+. Adjustments are based on the Grade factor and are documented on the calculations pages.

Size - Within 4,329 square feet and 5,857 square feet. These numbers are 15% less and 15% more than the subject's heated square footage of 5,093. Adjustments are based on size factor and are documented on the calculations pages.

Year Built and Condition - Within year 1982 and year 1996. These years are 7 years older and 7 years newer than the year built date of our subject property which is 1989. Within each Grade is a set of 8 conditions. EX (Excellent), VG (Very Good), G (Good), AV (Average), F (Fair), P (Poor), VP (Very Poor), and UN (Unsound). The subject property has a condition of Average. Any adjustments made were calculated using HCAD's CAMA Residential Model, specifically the CDU factor. Adjustments for this reference a property's age and condition in order to determine whether to adjust up or down for that particular comparable property in relation to the subject.

These are not sales. These values are based on the HCAD appraisal records and the market value that HCAD assigns to the homes. You are not to be valued unequally compared to a reasonable number of homes in your neighborhood properly adjusted. See last page for the exact law.

UNIFORM AND EQUAL

Property Description	Neigh. Group	2022 Current Market Value	Less: 2022 Land Value	Less: Extra Features	2022 Imp Value Per Sqft	Year Built	Grade Factor / \$ adj	CDU % Good / \$ adj	Living Area	Size Factor \$ adj	Net Adjustment	Adj. Imp Value Per Sqft	Adj. Market Value
<i>Subject property</i>													
000-000-000-0000 Subject Property Address	2838.00 19004	\$652,463.00	-\$93,957.00	-\$11,741.00	\$546,765.00 \$107.36	1989	A+ 1.86 / NA	Average 0.67 / NA	5,093	0.7 NA	\$0.00	NA NA	NA
000-000-000-0000 Comparison Property Address	2838.00 19004	\$447,000.00	-\$99,792.00	-\$5,548.00	\$341,660.00 \$78.71	1989	A+ 1.86 / \$0.00	Poor 0.53 / \$90,249.81	4,341	0.73 \$-14,040.82	\$76,208.99	\$417,868.99 \$96.26	\$523,208.99
000-000-000-0000 Comparison Property Address	2838.00 19004	\$535,345.00	-\$108,504.00	-\$13,815.00	\$413,026.00 \$94.41	1990	A 1.71 / \$36,230.35	Average 0.68 / \$-6,073.91	4,375	0.73 \$-16,973.67	\$13,182.77	\$426,208.77 \$97.42	\$548,527.77
000-000-000-0000 Comparison Property Address	2838.00 19004	\$568,100.00	-\$102,135.00	-\$6,418.00	\$459,547.00 \$100.95	1987	A+ 1.86 / \$0.00	Average 0.65 / \$14,139.91	4,552	0.72 \$-12,765.19	\$1,374.72	\$460,921.72 \$101.26	\$569,474.72
000-000-000-0000 Comparison Property Address	2838.00 19004	\$615,909.00	-\$132,688.00	-\$10,221.00	\$473,000.00 \$103.14	1990	A 1.71 / \$41,491.23	Good 0.72 / \$-32,847.22	4,586	0.72 \$-13,138.89	\$-4,494.88	\$468,505.12 \$102.16	\$611,414.12
000-000-000-0000 Comparison Property Address	2838.00 19004	\$529,890.00	-\$89,232.00	-\$3,120.00	\$437,538.00 \$99.99	1984	A+ 1.86 / \$0.00	Average 0.62 / \$35,285.32	4,376	0.73 \$-17,981.01	\$17,304.31	\$454,842.31 \$103.94	\$547,194.31
000-000-000-0000 Comparison Property Address	2838.00 19004	\$566,004.00	-\$88,482.00	-\$0.00	\$477,522.00 \$104.67	1987	A+ 1.86 / \$0.00	Average 0.65 / \$14,692.98	4,562	0.72 \$-13,264.50	\$1,428.48	\$478,950.48 \$104.99	\$567,432.48
000-000-000-0000 Comparison Property Address	2838.00 19004	\$586,272.00	-\$99,831.00	-\$31,676.00	\$454,765.00 \$100.63	1991	A 1.71 / \$39,891.67	Average 0.68 / \$-6,687.72	4,519	0.72 \$-12,632.36	\$20,571.59	\$475,336.59 \$105.19	\$606,843.59
000-000-000-0000 Comparison Property Address	2838.00 19004	\$652,123.00	-\$99,083.00	-\$4,191.00	\$548,849.00 \$97.54	1984	A+ 1.86 / \$0.00	Average 0.62 / \$44,262.02	5,627	0.7 \$0.00	\$44,262.02	\$593,111.02 \$105.40	\$696,385.02
000-000-000-0000 Comparison Property Address	2838.00 19004	\$707,573.00	-\$102,641.00	-\$5,069.00	\$599,863.00 \$104.52	1988	A+ 1.86 / \$0.00	Average 0.66 / \$9,088.83	5,739	0.7 \$0.00	\$9,088.83	\$608,951.83 \$106.11	\$716,661.83
000-000-000-0000 Comparison Property Address	2838.00 19004	\$550,000.00	-\$89,661.00	-\$7,241.00	\$453,098.00 \$101.75	1983	A+ 1.86 / \$0.00	Average 0.62 / \$36,540.16	4,453	0.72 \$-12,586.06	\$23,954.10	\$477,052.10 \$107.13	\$573,954.10
Median Adjusted Imp Value/sqft												\$104.47	
Subject Adjusted Imp Market Value												\$532,065.71	
Median Adjusted Market Value /\$sqft												\$124.71	

Adjusted Improvement Value (Subject SqFt 5093 * Median Improvement per SqFt \$104.47 = **\$532,065.71**) + Land Value (**\$93,957.00**) + Extra Features (**\$11,741.00**) = Subject Adjusted Market Value **\$637,763.71**
 Any adjustments made were calculated in accordance to HCAD's CAMA residential model. Please see the Comparable Attributes page for more details. This comparative analysis was prepared under the supervision of a Texas licensed "Property Tax Consultant".

UNIFORM AND EQUAL COMPARABLE'S MAP



Subject Property

S: Subject Property Address

Comparable Properties

- 1: Comparison Property Address
- 2: Comparison Property Address
- 3: Comparison Property Address
- 4: Comparison Property Address
- 5: Comparison Property Address
- 6: Comparison Property Address
- 7: Comparison Property Address
- 8: Comparison Property Address
- 9: Comparison Property Address
- 10: Comparison Property Address

COMPARISON PROPERTY ADDRESS



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1989

Grade
A+

SqFt
4,341

Total Noticed Market Value
\$447,000.00

Land Value
\$99,792.00

Extra Features Value
\$5,548.00

Noticed Improvement Value
\$341,660.00

Noticed Improvement \$/SqFt
\$78.71 / SqFt

Calculation Formulas

Improvement Market Value = Total Market Value - Land Value - Extra Features Value

CDU Adjustment = ((Comp Improvement Val / Comp CDU Factor) * Sub CDU Factor) - Comp Improvement Value

Grade Adjustment = ((Comp Improvement Market Value / Comp Grade Factor) * Sub Grade Factor) - Comp Improvement Market Value

Square Footage Adjustment = ((Comp Improvement Val / Comp SqFt Factor) * Sub SqFt Factor) - Comp Improvement Market Value

Adjusted Improvement Value = Comp Improvement Market Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Adjusted \$/SqFt Improvement Value = Adjusted Improvement Value / Square Footage

Adjusted Market Value = Comp Improvement Value + Land Value + Extra Features Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Property Calculations

(Improvement Market Value)
\$341,660.00 = \$447,000.00 - \$99,792.00 - \$5,548.00

(CDU Adjustment)
\$90,249.81 = ((\$341,660.00 / 0.53) * 0.67) - \$341,660.00

(Grade Adjustment)
\$0.00 = ((\$341,660.00 / 1.86) * 1.86) - \$341,660.00

(Square Footage Adjustment)
\$-14,040.82 = ((\$341,660.00 / 0.73) * 0.7) - \$341,660.00

(Adjusted Improvement Value)
\$417,868.99 = \$341,660.00 + \$90,249.81 } + \$-14,040.82 + \$0.00 + \$0.00

(Adjusted \$/SqFt Improvement Value)
\$96.26 = \$417,868.99 / 4,341

(Adjustment Market Value)
\$523,208.99 = \$341,660.00 + \$99,792.00 + \$5,548.00 + \$90,249.81 } + \$-14,040.82 + \$0.00

COMPARISON PROPERTY ADDRESS



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1990

Grade
A

SqFt
4,375

Total Noticed Market Value
\$535,345.00

Land Value
\$108,504.00

Extra Features Value
\$13,815.00

Noticed Improvement Value
\$413,026.00

Noticed Improvement \$/SqFt
\$94.41 / SqFt

Calculation Formulas

Improvement Market Value	= Total Market Value - Land Value - Extra Features Value
CDU Adjustment	= ((Comp Improvement Val / Comp CDU Factor) * Sub CDU Factor) - Comp Improvement Value
Grade Adjustment	= ((Comp Improvement Market Value / Comp Grade Factor) * Sub Grade Factor) - Comp Improvement Market Value
Square Footage Adjustment	= ((Comp Improvement Val / Comp SqFt Factor) * Sub SqFt Factor) - Comp Improvement Market Value
Adjusted Improvement Value	Comp Improvement Market Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)
Adjusted \$/SqFt Improvement Value	= Adjusted Improvement Value / Square Footage
Adjusted Market Value	Comp Improvement Value + Land Value + Extra Features Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Property Calculations

(Improvement Market Value) \$413,026.00	= \$535,345.00 - \$108,504.00 - \$13,815.00
(CDU Adjustment) \$-6,073.91	= ((\$413,026.00 / 0.68) * 0.67) - \$413,026.00
(Grade Adjustment) \$36,230.35	= ((\$413,026.00 / 1.71) * 1.86) - \$413,026.00
(Square Footage Adjustment) \$-16,973.67	= ((\$413,026.00 / 0.73) * 0.7) - \$413,026.00
(Adjusted Improvement Value) \$426,208.77	= \$413,026.00 + \$-6,073.91 } + \$-16,973.67 + \$36,230.35 + \$0.00
(Adjusted \$/SqFt Improvement Value) \$97.42	= \$426,208.77 / 4,375
(Adjustment Market Value) \$548,527.77	= \$413,026.00 + \$108,504.00 + \$13,815.00 + \$-6,073.91 } + \$-16,973.67 + \$36,230.35

COMPARISON PROPERTY ADDRESS



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1987

Grade
A+

SqFt
4,552

Total Noticed Market Value
\$568,100.00

Land Value
\$102,135.00

Extra Features Value
\$6,418.00

Noticed Improvement Value
\$459,547.00

Noticed Improvement \$/SqFt
\$100.95 / SqFt

Calculation Formulas

Improvement Market Value = Total Market Value - Land Value - Extra Features Value

CDU Adjustment = ((Comp Improvement Val / Comp CDU Factor) * Sub CDU Factor) - Comp Improvement Value

Grade Adjustment = ((Comp Improvement Market Value / Comp Grade Factor) * Sub Grade Factor) - Comp Improvement Market Value

Square Footage Adjustment = ((Comp Improvement Val / Comp SqFt Factor) * Sub SqFt Factor) - Comp Improvement Market Value

Adjusted Improvement Value = Comp Improvement Market Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Adjusted \$/SqFt Improvement Value = Adjusted Improvement Value / Square Footage

Adjusted Market Value = Comp Improvement Value + Land Value + Extra Features Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Property Calculations

(Improvement Market Value)
\$459,547.00 = \$568,100.00 - \$102,135.00 - \$6,418.00

(CDU Adjustment)
\$14,139.91 = ((\$459,547.00 / 0.65) * 0.67) - \$459,547.00

(Grade Adjustment)
\$0.00 = ((\$459,547.00 / 1.86) * 1.86) - \$459,547.00

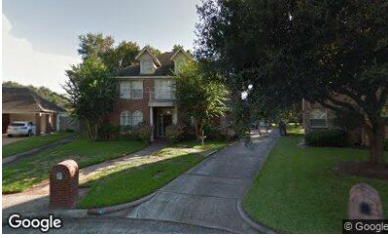
(Square Footage Adjustment)
\$-12,765.19 = ((\$459,547.00 / 0.72) * 0.7) - \$459,547.00

(Adjusted Improvement Value)
\$460,921.72 = \$459,547.00 + \$14,139.91 }} + \$-12,765.19 + \$0.00 + \$0.00

(Adjusted \$/SqFt Improvement Value)
\$101.26 = \$460,921.72 / 4,552

(Adjustment Market Value)
\$569,474.72 = \$459,547.00 + \$102,135.00 + \$6,418.00 + \$14,139.91 }} + \$-12,765.19 + \$0.00

COMPARISON PROPERTY ADDRESS



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1990

Grade
A

SqFt
4,586

Total Noticed Market Value
\$615,909.00

Land Value
\$132,688.00

Extra Features Value
\$10,221.00

Noticed Improvement Value
\$473,000.00

Noticed Improvement \$/SqFt
\$103.14 / SqFt

Calculation Formulas

Improvement Market Value	= Total Market Value - Land Value - Extra Features Value
CDU Adjustment	= ((Comp Improvement Val / Comp CDU Factor) * Sub CDU Factor) - Comp Improvement Value
Grade Adjustment	= ((Comp Improvement Market Value / Comp Grade Factor) * Sub Grade Factor) - Comp Improvement Market Value
Square Footage Adjustment	= ((Comp Improvement Val / Comp SqFt Factor) * Sub SqFt Factor) - Comp Improvement Market Value
Adjusted Improvement Value	Comp Improvement Market Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)
Adjusted \$/SqFt Improvement Value	= Adjusted Improvement Value / Square Footage
Adjusted Market Value	Comp Improvement Value + Land Value + Extra Features Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Property Calculations

(Improvement Market Value) \$473,000.00	= \$615,909.00 - \$132,688.00 - \$10,221.00
(CDU Adjustment) \$-32,847.22	= ((\$473,000.00 / 0.72) * 0.67) - \$473,000.00
(Grade Adjustment) \$41,491.23	= ((\$473,000.00 / 1.71) * 1.86) - \$473,000.00
(Square Footage Adjustment) \$-13,138.89	= ((\$473,000.00 / 0.72) * 0.7) - \$473,000.00
(Adjusted Improvement Value) \$468,505.12	= \$473,000.00 + \$-32,847.22 } + \$-13,138.89 + \$41,491.23 + \$0.00
(Adjusted \$/SqFt Improvement Value) \$102.16	= \$468,505.12 / 4,586
(Adjustment Market Value) \$611,414.12	= \$473,000.00 + \$132,688.00 + \$10,221.00 + \$-32,847.22 } + \$-13,138.89 + \$41,491.23

COMPARISON PROPERTY ADDRESS



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1984

Grade
A+

SqFt
4,376

Total Noticed Market Value
\$529,890.00

Land Value
\$89,232.00

Extra Features Value
\$3,120.00

Noticed Improvement Value
\$437,538.00

Noticed Improvement \$/SqFt
\$99.99 / SqFt

Calculation Formulas

Improvement Market Value = Total Market Value - Land Value - Extra Features Value

CDU Adjustment = ((Comp Improvement Val / Comp CDU Factor) * Sub CDU Factor) - Comp Improvement Value

Grade Adjustment = ((Comp Improvement Market Value / Comp Grade Factor) * Sub Grade Factor) - Comp Improvement Market Value

Square Footage Adjustment = ((Comp Improvement Val / Comp SqFt Factor) * Sub SqFt Factor) - Comp Improvement Market Value

Adjusted Improvement Value = Comp Improvement Market Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Adjusted \$/SqFt Improvement Value = Adjusted Improvement Value / Square Footage

Adjusted Market Value = Comp Improvement Value + Land Value + Extra Features Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Property Calculations

(Improvement Market Value)
\$437,538.00 = \$529,890.00 - \$89,232.00 - \$3,120.00

(CDU Adjustment)
\$35,285.32 = ((\$437,538.00 / 0.62) * 0.67) - \$437,538.00

(Grade Adjustment)
\$0.00 = ((\$437,538.00 / 1.86) * 1.86) - \$437,538.00

(Square Footage Adjustment)
\$-17,981.01 = ((\$437,538.00 / 0.73) * 0.7) - \$437,538.00

(Adjusted Improvement Value)
\$454,842.31 = \$437,538.00 + \$35,285.32 } + \$-17,981.01 + \$0.00 + \$0.00

(Adjusted \$/SqFt Improvement Value)
\$103.94 = \$454,842.31 / 4,376

(Adjustment Market Value)
\$547,194.31 = \$437,538.00 + \$89,232.00 + \$3,120.00 + \$35,285.32 } + \$-17,981.01 + \$0.00

COMPARISON PROPERTY ADDRESS



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1987

Grade
A+

SqFt
4,562

Total Noticed Market Value
\$566,004.00

Land Value
\$88,482.00

Extra Features Value
\$0.00

Noticed Improvement Value
\$477,522.00

Noticed Improvement \$/SqFt
\$104.67 / SqFt

Calculation Formulas

Improvement Market Value = Total Market Value - Land Value - Extra Features Value

CDU Adjustment = ((Comp Improvement Val / Comp CDU Factor) * Sub CDU Factor) - Comp Improvement Value

Grade Adjustment = ((Comp Improvement Market Value / Comp Grade Factor) * Sub Grade Factor) - Comp Improvement Market Value

Square Footage Adjustment = ((Comp Improvement Val / Comp SqFt Factor) * Sub SqFt Factor) - Comp Improvement Market Value

Adjusted Improvement Value = Comp Improvement Market Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Adjusted \$/SqFt Improvement Value = Adjusted Improvement Value / Square Footage

Adjusted Market Value = Comp Improvement Value + Land Value + Extra Features Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Property Calculations

(Improvement Market Value) = \$566,004.00 - \$88,482.00 - \$0.00
\$477,522.00

(CDU Adjustment) = ((\$477,522.00 / 0.65) * 0.67) - \$477,522.00
\$14,692.98

(Grade Adjustment) = ((\$477,522.00 / 1.86) * 1.86) - \$477,522.00
\$0.00

(Square Footage Adjustment) = ((\$477,522.00 / 0.72) * 0.7) - \$477,522.00
\$-13,264.50

(Adjusted Improvement Value) = \$477,522.00 + \$14,692.98 } + \$-13,264.50 + \$0.00 + \$0.00
\$478,950.48

(Adjusted \$/SqFt Improvement Value) = \$478,950.48 / 4,562
\$104.99

(Adjustment Market Value) = \$477,522.00 + \$88,482.00 + \$0.00 + \$14,692.98 } + \$-13,264.50 + \$0.00
\$567,432.48

COMPARISON PROPERTY ADDRESS



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1991

Grade
A

SqFt
4,519

Total Noticed Market Value
\$586,272.00

Land Value
\$99,831.00

Extra Features Value
\$31,676.00

Noticed Improvement Value
\$454,765.00

Noticed Improvement \$/SqFt
\$100.63 / SqFt

Calculation Formulas

Improvement Market Value	= Total Market Value - Land Value - Extra Features Value
CDU Adjustment	= ((Comp Improvement Val / Comp CDU Factor) * Sub CDU Factor) - Comp Improvement Value
Grade Adjustment	= ((Comp Improvement Market Value / Comp Grade Factor) * Sub Grade Factor) - Comp Improvement Market Value
Square Footage Adjustment	= ((Comp Improvement Val / Comp SqFt Factor) * Sub SqFt Factor) - Comp Improvement Market Value
Adjusted Improvement Value	Comp Improvement Market Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)
Adjusted \$/SqFt Improvement Value	= Adjusted Improvement Value / Square Footage
Adjusted Market Value	Comp Improvement Value + Land Value + Extra Features Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Property Calculations

(Improvement Market Value) \$454,765.00	= \$586,272.00 - \$99,831.00 - \$31,676.00
(CDU Adjustment) \$-6,687.72	= ((\$454,765.00 / 0.68) * 0.67) - \$454,765.00
(Grade Adjustment) \$39,891.67	= ((\$454,765.00 / 1.71) * 1.86) - \$454,765.00
(Square Footage Adjustment) \$-12,632.36	= ((\$454,765.00 / 0.72) * 0.7) - \$454,765.00
(Adjusted Improvement Value) \$475,336.59	= \$454,765.00 + \$-6,687.72 } + \$-12,632.36 + \$39,891.67 + \$0.00
(Adjusted \$/SqFt Improvement Value) \$105.19	= \$475,336.59 / 4,519
(Adjustment Market Value) \$606,843.59	= \$454,765.00 + \$99,831.00 + \$31,676.00 + \$-6,687.72 } + \$-12,632.36 + \$39,891.67

COMPARISON PROPERTY ADDRESS



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1984

Grade
A+

SqFt
5,627

Total Noticed Market Value
\$652,123.00

Land Value
\$99,083.00

Extra Features Value
\$4,191.00

Noticed Improvement Value
\$548,849.00

Noticed Improvement \$/SqFt
\$97.54 / SqFt

Calculation Formulas

Improvement Market Value = Total Market Value - Land Value - Extra Features Value

CDU Adjustment = ((Comp Improvement Val / Comp CDU Factor) * Sub CDU Factor) - Comp Improvement Value

Grade Adjustment = ((Comp Improvement Market Value / Comp Grade Factor) * Sub Grade Factor) - Comp Improvement Market Value

Square Footage Adjustment = ((Comp Improvement Val / Comp SqFt Factor) * Sub SqFt Factor) - Comp Improvement Market Value

Adjusted Improvement Value = Comp Improvement Market Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Adjusted \$/SqFt Improvement Value = Adjusted Improvement Value / Square Footage

Adjusted Market Value = Comp Improvement Value + Land Value + Extra Features Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Property Calculations

(Improvement Market Value)
\$548,849.00 = \$652,123.00 - \$99,083.00 - \$4,191.00

(CDU Adjustment)
\$44,262.02 = ((\$548,849.00 / 0.62) * 0.67) - \$548,849.00

(Grade Adjustment)
\$0.00 = ((\$548,849.00 / 1.86) * 1.86) - \$548,849.00

(Square Footage Adjustment)
\$0.00 = ((\$548,849.00 / 0.7) * 0.7) - \$548,849.00

(Adjusted Improvement Value)
\$593,111.02 = \$548,849.00 + \$44,262.02 } + \$0.00 + \$0.00 + \$0.00

(Adjusted \$/SqFt Improvement Value)
\$105.40 = \$593,111.02 / 5,627

(Adjustment Market Value)
\$696,385.02 = \$548,849.00 + \$99,083.00 + \$4,191.00 + \$44,262.02 } + \$0.00 + \$0.00

COMPARISON PROPERTY ADDRESS



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1988

Grade
A+

SqFt
5,739

Total Noticed Market Value
\$707,573.00

Land Value
\$102,641.00

Extra Features Value
\$5,069.00

Noticed Improvement Value
\$599,863.00

Noticed Improvement \$/SqFt
\$104.52 / SqFt

Calculation Formulas

Improvement Market Value	= Total Market Value - Land Value - Extra Features Value
CDU Adjustment	= ((Comp Improvement Val / Comp CDU Factor) * Sub CDU Factor) - Comp Improvement Value
Grade Adjustment	= ((Comp Improvement Market Value / Comp Grade Factor) * Sub Grade Factor) - Comp Improvement Market Value
Square Footage Adjustment	= ((Comp Improvement Val / Comp SqFt Factor) * Sub SqFt Factor) - Comp Improvement Market Value
Adjusted Improvement Value	Comp Improvement Market Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)
Adjusted \$/SqFt Improvement Value	= Adjusted Improvement Value / Square Footage
Adjusted Market Value	Comp Improvement Value + Land Value + Extra Features Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Property Calculations

(Improvement Market Value) \$599,863.00	= \$707,573.00 - \$102,641.00 - \$5,069.00
(CDU Adjustment) \$9,088.83	= ((\$599,863.00 / 0.66) * 0.67) - \$599,863.00
(Grade Adjustment) \$0.00	= ((\$599,863.00 / 1.86) * 1.86) - \$599,863.00
(Square Footage Adjustment) \$0.00	= ((\$599,863.00 / 0.7) * 0.7) - \$599,863.00
(Adjusted Improvement Value) \$608,951.83	= \$599,863.00 + \$9,088.83 } + \$0.00 + \$0.00 + \$0.00
(Adjusted \$/SqFt Improvement Value) \$106.11	= \$608,951.83 / 5,739
(Adjustment Market Value) \$716,661.83	= \$599,863.00 + \$102,641.00 + \$5,069.00 + \$9,088.83 } + \$0.00 + \$0.00

COMPARISON PROPERTY ADDRESS



Property Details

Address
The Property Address

Tax Id Number
000-000-000-0000

Land Use Code
A1

Neighborhood
2838.00

Year Built
1983

Grade
A+

SqFt
4,453

Total Noticed Market Value
\$550,000.00

Land Value
\$89,661.00

Extra Features Value
\$7,241.00

Noticed Improvement Value
\$453,098.00

Noticed Improvement \$/SqFt
\$101.75 / SqFt

Calculation Formulas

Improvement Market Value	= Total Market Value - Land Value - Extra Features Value
CDU Adjustment	= ((Comp Improvement Val / Comp CDU Factor) * Sub CDU Factor) - Comp Improvement Value
Grade Adjustment	= ((Comp Improvement Market Value / Comp Grade Factor) * Sub Grade Factor) - Comp Improvement Market Value
Square Footage Adjustment	= ((Comp Improvement Val / Comp SqFt Factor) * Sub SqFt Factor) - Comp Improvement Market Value
Adjusted Improvement Value	Comp Improvement Market Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)
Adjusted \$/SqFt Improvement Value	= Adjusted Improvement Value / Square Footage
Adjusted Market Value	Comp Improvement Value + Land Value + Extra Features Value + CDU Adj + SqFt Adjustment + Grade Adjustment (+ Remodel Adjustment, if app.)

Property Calculations

(Improvement Market Value) \$453,098.00	= \$550,000.00 - \$89,661.00 - \$7,241.00
(CDU Adjustment) \$36,540.16	= ((\$453,098.00 / 0.62) * 0.67) - \$453,098.00
(Grade Adjustment) \$0.00	= ((\$453,098.00 / 1.86) * 1.86) - \$453,098.00
(Square Footage Adjustment) \$-12,586.06	= ((\$453,098.00 / 0.72) * 0.7) - \$453,098.00
(Adjusted Improvement Value) \$477,052.10	= \$453,098.00 + \$36,540.16 } + \$-12,586.06 + \$0.00 + \$0.00
(Adjusted \$/SqFt Improvement Value) \$107.13	= \$477,052.10 / 4,453
(Adjustment Market Value) \$573,954.10	= \$453,098.00 + \$89,661.00 + \$7,241.00 + \$36,540.16 } + \$-12,586.06 + \$0.00