



2919 Commerce St Suite 272
Dallas, TX 75226

PROPERTY TAX | APPEAL PACKET | 2018

Sample Report

PROPERTY

1111 SAMPLE ST, DALLAS
Dallas Tax ID: 0000023678900000

PRESENTED BY

Bryan Utle
bryanutley@somemail.com
12009 Coit Rd
Apt 1209M
Dallas, TX 75151
Cell: (972) 555-1212
Phone: (972) 555-1212

PREPARED ON:

February 22nd, 2019

EXECUTIVE SUMMARY

1111 SAMPLE ST, DALLAS

Account Number: 00000236789000000

TAXPAYER OPINION OF VALUE FOR 2018 APPEAL:

\$274,011

2018 MARKET VALUE ASSIGNED BY APPRAISAL DISTRICT

\$289,000

CONDITION SURVEY

\$42,900

Total repair & cosmetic cost

Objective

Identify line items that impact the value of the home to give a more accurate accounting of the "as is" condition of the property.

Repair Total Cost: \$17,400

Repair line items are defined as issues that would impact the value of a home during an inspection of the property (i.e. foundation or leaky roof).

Cosmetic Total Cost: \$25,500

Cosmetic line items are defined as issues that would impact the value of a home during a home showing to a potential buyer (i.e. outdated kitchen or cracks in tile).

MARKET VALUE ANALYSIS

\$319,549

The average of the adjusted sale prices

Objective

Use recent sales as a basis to determine a credible value for what the subject property would sell for on January 1st, 2018. A recent sale in this report is defined as a property that has sold through MLS between April 1st 2017 and April 1st 2018.

Sales outside of this date range could be included but is avoided if at all possible. The Market Value section of this report explains in detail of how the indicated value of \$319,549 was calculated.

EQUAL & UNIFORM ANALYSIS

\$274,011

The median of the adjusted appraisal district assigned market values

Objective

Use a reasonable number of similar properties in the subject's neighborhood (the properties may or may not have recently sold) to determine a fair (equal & uniform) value for the subject property. The subject's neighborhood is defined by the appraisal district neighborhood code: 3DSJ16.

Properties outside of this neighborhood code were not included in the Equal and Uniform Analysis. The Equal & Uniform section of this report explains in detail, how the indicated value of \$274,011 was calculated.

SUBJECT PROPERTY

1111 SAMPLE ST, DALLAS

2018 VALUE INFORMATION

Improvement Value	\$199,000
Land Value	\$90,000
Total Market Value	\$289,000
Appraised Value	\$289,000

IMPROVEMENT INFORMATION

Living Square Feet	1,504	
Year Built	1958	
Building Quality	15	
Condition Information (Effective Age* 30 years)		
Depreciation	50	
Desirability	AVERAGE	
Effective Year Built	1958	
Additional Improvements (Total Value: \$20,560)		
Description	Size (SqFt)	Value
ROOM ADDITION	495	15060
DETACHED GARAGE	400	5500

*Effective age is a metric PropertyTax.io calculates based on condition information provided by the appraisal district.

Neighborhood Comparison - LOCHWOOD REV (3DSJ16)

There are 207 total properties in 3DSJ16

	Minimum	Maximum	Average	Subject
Year Built	1955	1965	1957	1958
Living Square Feet	1,254	1,800	1,495	1,504
Effective Age	24	36	28	30
Land Value	\$90,000	\$117,000	\$93,696	\$90,000
Market Value	\$233,000	\$388,610	\$309,721	\$289,000

Repair & Cosmetic Issues - Summary Page

1111 SAMPLE ST, DALLAS

Repair Issues

Issue	Photo's	Estimate/Invoice	Expense
Roof	4	Y	\$10,500
Foundation	4	Y	\$6,900
			\$17,400

Cosmetic Issues

Issue	Photo's	Expense
Kitchen	4	\$15,000
Master Bathroom	4	\$10,500
		\$25,500

Repair & Cosmetic Issue Total: **\$42,900**

Sample Report

Repair Issue - 1 of 2

Roof

Cost of Repair: **\$10,500**

Estimate/Invoice provided: **Yes - Attached**

Roof Issue

The roof has substantial hail damage and leaks in several locations. A copy of the estimate for repair is attached for your review.



Missing Shingles



Missing Shingles



Missing Shingles



Missing Shingles

Repair Issue - 2 of 2

Foundation

Cost of Repair: \$6,900

Estimate/Invoice provided: Yes - Attached

Foundation Issue

There are severe issues with the foundation.



Major cracks on the south side of the house



The foundation itself is cracked



Cracking in the bricks at the back of the house



Cracking in the bricks on the north side of the house

Cosmetic Issue - 1 of 2

Kitchen

Cost: \$15,000

Kitchen Issue

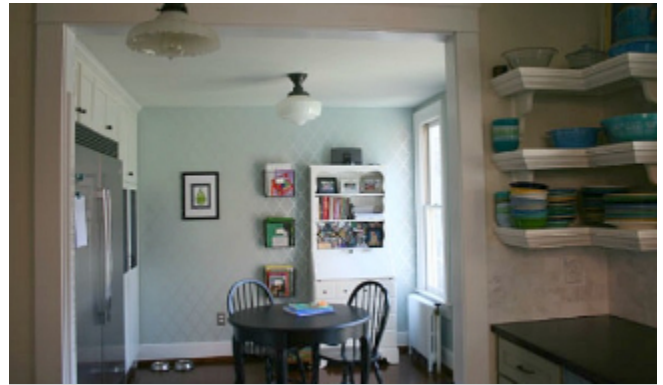
Kitchen has not been updated since it was built in 1956.



Cabinets



Counter tops



Cosmetic Issue - 2 of 2

Master Bathroom

Cost: \$10,500

Master Bathroom Issue

Master Bathroom has not been updated since it was built in 1956.



Counter tops and cabinets..



Mirror and lighting fixtures.



Plumbing fixtures and light switches.



Tub, tile and plumbing fixtures are all original from 1950s.

TEST DOCUMENT — TEST DOCUMENT — TEST DOCUMENT — Document doesn't look right? [We'll help you out!](#) — TEST DOCUMENT — TEST DOCUMENT —

MARKET VALUE SECTION - SUMMARY

Account Number: 0000023678900000

AVERAGE OF ADJUSTED SALE PRICES **\$320,660**



Nbhd Code	#	Account Number Sold Date	Building Quality	Living Sqft	Year Built	Adjusted Value
3DSJ16	S	0000023678900000 N/A	15	1,504	1958	N/A
3DSJ16	1	0000038169750000 2017-09-26	15	1,581	1956	\$305,889
3DSJ16	2	0000038149000000 2017-06-21	15	1,531	1959	\$304,203
3DSJ16	3	0000038107300000 2018-04-26	15	1,449	1959	\$280,288
3DSJ16	4	0000038134600000 2017-06-16	15	1,447	1955	\$318,716
3DSJ16	5	0000038117500000 2017-05-02	15	1,420	1956	\$320,024
3DSJ16	6	0000038123500000 2017-07-28	15	1,426	1957	\$321,908
3DSJ16	7	0000038142400000 2017-10-12	15	1,486	1960	\$325,766
3DSJ16	8	0000038106400000 2018-03-19	15	1,632	1957	\$383,972
3DSJ16	9	0000038173900000 2017-11-02	15	1,363	1956	\$325,171

MARKET VALUE SECTION - COMPARABLE GRID

Subject Market Value
(Assigned by Appraisal District) **\$289,000**

Taxpayer Opinion of Value
(Average of Adjusted Sale Prices) **\$320,660**

Date: 2018-01-01	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
Account Number	00000236789000000	00000381697500000	00000381490000000	00000381073000000
Neighborhood Code	3DSJ16	3DSJ16	3DSJ16	3DSJ16
Neighborhood Name	LOCHWOOD REV	LOCHWOOD REV	LOCHWOOD	LOCHWOOD REV
Distance (Miles)	N/A	0.05	0.09	0.30
Street Number	1111	11720	11630	11617
Street Name	SAMPLE ST	FARRAR ST	CIMAREC ST	SASANQUA LN
City	DALLAS	DALLAS	DALLAS	DALLAS
Zip Code	n/a	n/a	n/a	n/a
School District	DALLAS ISD	DALLAS ISD	DALLAS ISD	DALLAS ISD
MLS Number	-	13619592	13605808	13801076
Sell Type	-	INDIVI	INDIVI	INDIVI
Sold Date	-	2017-09-26	2017-06-21	2018-04-26
Number of Stories	ONE STORY	ONE STORY	ONE STORY	ONE STORY
Year Built	1958	1956	1959	1959
Pool	No	No	No	No
		Adjustments	Adjustments	Adjustments
Close Price	-	\$298,200	\$305,000	\$269,400
Seller Contributions	-	\$0	\$1,000	\$0
Sell Price (Real Estate)	-	\$298,200	\$304,000	\$269,400
Building Quality	15	15 \$0	15 \$0	15 \$0
Living SQFT	1,504	1,581 -\$5,467	1,531 -\$1,917	1,449 \$3,905
Effective Age	30	30 \$10,000	27 -\$5,000	36 \$11,000
Additional Improvements (pool, garage, etc.)	\$20,560 See Subject Notes	\$17,404 See Note #1 \$3,156	\$13,440 See Note #2 \$7,120	\$24,577 See Note #3 -\$4,017
Land Value (assigned by appraisal district)	\$90,000	\$90,000 \$0	\$90,000 \$0	\$90,000 \$0
Net Total Adjustments	-	\$7,689	\$203	\$10,888
Adjusted Sell Price	-	\$305,889	\$304,203	\$280,288

Disclaimer: This automated report has been prepared by software generated by PropertyTax.io, a tool developed by Goodrich Realty Consulting. The user can select their own comps, or trust the algorithm to select comps for them. This automated (or computer aided) report was not prepared by an appraiser, has not been reviewed by an appraiser, is not considered to be USPAP compliant and should not be construed as an appraisal.

MARKET VALUE SECTION - COMPARABLE GRID

Subject Market Value
(Assigned by Appraisal District) **\$289,000**

Taxpayer Opinion of Value
(Average of Adjusted Sale Prices) **\$320,660**

Date: 2018-01-01	SUBJECT	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6
Account Number	00000236789000000	00000381346000000	00000381175000000	00000381235000000
Neighborhood Code	3DSJ16	3DSJ16	3DSJ16	3DSJ16
Neighborhood Name	LOCHWOOD REV	LOCHWOOD	LOCHWOOD	LOCHWOOD
Distance (Miles)	N/A	0.12	0.26	0.29
Street Number	1111	11635	11645	11650
Street Name	SAMPLE ST	CIMAREC ST	COLMAR ST	SASANQUA LN
City	DALLAS	DALLAS	DALLAS	DALLAS
Zip Code	n/a	n/a	n/a	n/a
School District	DALLAS ISD	DALLAS ISD	DALLAS ISD	DALLAS ISD
MLS Number	-	13596832	13543590	13619799
Sell Type	-	INDIVI	INDIVI	INDIVI
Sold Date	-	2017-06-16	2017-05-02	2017-07-28
Number of Stories	ONE STORY	ONE STORY	ONE STORY	ONE STORY
Year Built	1958	1955	1956	1957
Pool	No	No	No	No
		Adjustments	Adjustments	Adjustments
Close Price	-	\$330,000	\$310,000	\$315,000
Seller Contributions	-	\$0	\$0	\$0
Sell Price (Real Estate)	-	\$330,000	\$310,000	\$315,000
Building Quality	15	15 \$0	15 \$0	15 \$0
Living SQFT	1,504	1,447 \$4,047	1,420 \$5,964	1,426 \$5,538
Effective Age	30	24 -\$11,000	24 -\$11,000	24 -\$11,000
Additional Improvements (pool, garage, etc.)	\$20,560 See Subject Notes	\$24,891 See Note #4 -\$4,331	\$5,500 See Note #5 \$15,060	\$8,190 See Note #6 \$12,370
Land Value (assigned by appraisal district)	\$90,000	\$90,000 \$0	\$90,000 \$0	\$90,000 \$0
Net Total Adjustments	-	-\$11,284	\$10,024	\$6,908
Adjusted Sell Price	-	\$318,716	\$320,024	\$321,908

Disclaimer: This automated report has been prepared by software generated by PropertyTax.io, a tool developed by Goodrich Realty Consulting. The user can select their own comps, or trust the algorithm to select comps for them. This automated (or computer aided) report was not prepared by an appraiser, has not been reviewed by an appraiser, is not considered to be USPAP compliant and should not be construed as an appraisal.

MARKET VALUE SECTION - COMPARABLE GRID

Subject Market Value
(Assigned by Appraisal District) **\$289,000**

Taxpayer Opinion of Value
(Average of Adjusted Sale Prices) **\$320,660**

Date: 2018-01-01	SUBJECT	COMPARABLE 7	COMPARABLE 8	COMPARABLE 9
Account Number	00000236789000000	00000381424000000	00000381064000000	00000381739000000
Neighborhood Code	3DSJ16	3DSJ16	3DSJ16	3DSJ16
Neighborhood Name	LOCHWOOD REV	LOCHWOOD	LOCHWOOD REV	LOCHWOOD
Distance (Miles)	N/A	0.08	0.33	0.10
Street Number	1111	11715	10534	11702
Street Name	SAMPLE ST	ROGUE WAY	COLERIDGE ST	LOCHWOOD BLVD
City	DALLAS	DALLAS	DALLAS	DALLAS
Zip Code	n/a	n/a	n/a	n/a
School District	DALLAS ISD	DALLAS ISD	DALLAS ISD	DALLAS ISD
MLS Number	-	13677579	13770389	13697813
Sell Type	-	INDIVI	INDIVI	INDIVI
Sold Date	-	2017-10-12	2018-03-19	2017-11-02
Number of Stories	ONE STORY	ONE STORY	ONE STORY	ONE STORY
Year Built	1958	1960	1957	1956
Pool	No	No	No	No
		Adjustments	Adjustments	Adjustments
Close Price	-	\$335,000	\$389,000	\$330,000
Seller Contributions	-	\$0	\$0	\$0
Sell Price (Real Estate)	-	\$335,000	\$389,000	\$330,000
Building Quality	15	15 \$0	15 \$0	15 \$0
Living SQFT	1,504	1,486 \$1,278	1,632 -\$9,088	1,363 \$10,011
Effective Age	30	24 -\$11,000	24 -\$11,000	21 -\$16,000
Additional Improvements (pool, garage, etc.)	\$20,560 See Subject Notes	\$20,072 See Note #7 \$488	\$5,500 See Note #8 \$15,060	\$19,400 See Note #9 \$1,160
Land Value (assigned by appraisal district)	\$90,000	\$90,000 \$0	\$90,000 \$0	\$90,000 \$0
Net Total Adjustments	-	-\$9,234	-\$5,028	-\$4,829
Adjusted Sell Price	-	\$325,766	\$383,972	\$325,171

Disclaimer: This automated report has been prepared by software generated by PropertyTax.io, a tool developed by Goodrich Realty Consulting. The user can select their own comps, or trust the algorithm to select comps for them. This automated (or computer aided) report was not prepared by an appraiser, has not been reviewed by an appraiser, is not considered to be USPAP compliant and should not be construed as an appraisal.

PropertyTax.io Condition Adjustment Guide for Subject Property

1111 SAMPLE ST, DALLAS

COMPARABLE #1	Inferior: \$10,000		Explanation for Inferior rating compared to subject
Appraisal district data on condition			
	SUBJECT	COMP	
Depreciation	50	50	This house is far superior in every way's. Has a new line here.
Desirability	AVERAGE	AVERAGE	
Effective Year Built	1958	1956	

COMPARABLE #2	Superior: (\$5,000)		Explanation for Superior rating compared to subject
Appraisal district data on condition			
	SUBJECT	COMP	
Depreciation	50	45	
Desirability	AVERAGE	GOOD	
Effective Year Built	1958	1959	

COMPARABLE #3	Inferior: \$11,000		Explanation for Inferior rating compared to subject
Appraisal district data on condition			
	SUBJECT	COMP	
Depreciation	50	60	
Desirability	AVERAGE	FAIR	
Effective Year Built	1958	1959	

COMPARABLE #4	Superior: (\$11,000)		Explanation for Superior rating compared to subject
Appraisal district data on condition			
	SUBJECT	COMP	
Depreciation	50	40	
Desirability	AVERAGE	VERY GOOD	
Effective Year Built	1958	1955	

COMPARABLE #5	Superior: (\$11,000)		Explanation for Superior rating compared to subject
Appraisal district data on condition			
	SUBJECT	COMP	
Depreciation	50	40	
Desirability	AVERAGE	VERY GOOD	
Effective Year Built	1958	1956	

PropertyTax.io Condition Adjustment Guide for Subject Property

1111 SAMPLE ST, DALLAS

COMPARABLE #6	Superior: (\$11,000)	Explanation for Superior rating compared to subject
Appraisal district data on condition		
	SUBJECT COMP	
Depreciation	50 40	
Desirability	AVERAGE VERY GOOD	
Effective Year Built	1958 1957	
COMPARABLE #7		Explanation for Superior rating compared to subject
Appraisal district data on condition		
	SUBJECT COMP	
Depreciation	50 40	
Desirability	AVERAGE VERY GOOD	
Effective Year Built	1958 1960	
COMPARABLE #8		Explanation for Superior rating compared to subject
Appraisal district data on condition		
	SUBJECT COMP	
Depreciation	50 40	
Desirability	AVERAGE VERY GOOD	
Effective Year Built	1958 1957	
COMPARABLE #9		Explanation for Superior rating compared to subject
Appraisal district data on condition		
	SUBJECT COMP	
Depreciation	50 35	
Desirability	AVERAGE EXCELLENT	
Effective Year Built	1958 1956	

MARKET SECTION - COMPARABLE GRID NOTES

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6	COMPARABLE 7	COMPARABLE 8	COMPARABLE 9
CONDITION ADJUSTMENT	-	\$0	-\$5,000	\$11,000	-\$11,000	-\$11,000	-\$11,000	-\$11,000	-\$11,000	-\$16,000
Depreciation	50	50	45	60	40	40	40	40	40	35
Desirability	AVERAGE	AVERAGE	GOOD	FAIR	VERY GOOD	VERY GOOD	VERY GOOD	VERY GOOD	VERY GOOD	EXCELLENT
Effective Year Built	1958	1956	1959	1959	1955	1956	1957	1960	1957	1956

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6	COMPARABLE 7	COMPARABLE 8	COMPARABLE 9
ADDL. IMPROVEMENT VALUE	\$20,560	\$17,404	\$13,440	\$24,577	\$24,891	\$5,500	\$8,190	\$20,072	\$5,500	\$19,400
Detached Garage	\$5,500	\$0	\$13,440	\$0	\$0	\$5,500	\$8,190	\$0	\$5,500	\$0
Attached Garage	\$0	\$17,404	\$0	\$11,452	\$19,891	\$0	\$0	\$20,072	\$0	\$17,400
Room Addition	\$15,060	\$0	\$0	\$13,125	\$0	\$0	\$0	\$0	\$0	\$0
Spa	\$0	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0
Deck	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000

Additional improvements are from a data file maintained by the appraisal district.

Sample Report

COMPARABLE #1

1111 SAMPLE ST, DALLAS

Drive Up (Front) View



Nice landscaping and drive up appeal's. New Line here.

Kitchen



Updated appliances and backsplash

Master Bath



Updated cabinets, fixtures and mirror.

Bedroom



Crown molding and hardwood floors

Back Yard



Nicely landscaped with large mature trees

Back Yard



Spacious cobble stone patio

TEST DOCUMENT — TEST DOCUMENT — TEST DOCUMENT — Document doesn't look right? [We'll help you out!](#) — TEST DOCUMENT — TEST DOCUMENT — TEST DOCUMENT

EQUAL & UNIFORM SECTION - SUMMARY

Account Number: 0000023678900000

MEDIAN OF ADJUSTED VALUES **\$274,011**



Nbhd Code	#	Account Number	Building Quality	Living Sqft	Year Built	Adjusted Value
3DSJ16	S	0000023678900000	15	1,504	1958	N/A
3DSJ16	1	0000038164300000	15	1,618	1958	\$256,023
3DSJ16	2	0000038145400000	15	1,405	1959	\$258,431
3DSJ16	3	0000038181100000	15	1,582	1955	\$260,516
3DSJ16	4	0000038194900000	15	1,350	1955	\$274,011
3DSJ16	5	0000038178400000	15	1,302	1955	\$278,568
3DSJ16	6	0000038180500000	15	1,271	1955	\$281,349
3DSJ16	7	0000038132200000	15	1,704	1959	\$283,064

EQUAL & UNIFORM SECTION - COMPARABLE GRID

Subject Market Value (Assigned by Appraisal District) **\$289,000**

Taxpayer Opinion of Value (Median of Adjusted Market Values) **\$274,011**

Date: 2018-01-01	SUBJECT	COMPARABLE 1		COMPARABLE 2		COMPARABLE 3	
Account Number	00000236789000000	00000381643000000		00000381454000000		00000381811000000	
Neighborhood Code	3DSJ16	3DSJ16		3DSJ16		3DSJ16	
Neighborhood Name	LOCHWOOD REV	LOCHWOOD REV		LOCHWOOD		LOCHWOOD	
Street Number	1111	11637		11623		11714	
Street Name	SAMPLE ST	LOCHWOOD BLVD		ROGUE WAY		TUSCANY WAY	
City	DALLAS	DALLAS		DALLAS		DALLAS	
Zip Code	n/a	n/a		n/a		n/a	
School District	DALLAS ISD	DALLAS ISD		DALLAS ISD		DALLAS ISD	
Number of Stories	ONE STORY	ONE STORY		ONE STORY		ONE STORY	
Year Built	1958	1958		1959		1955	
Pool	No	No		No		No	
		Adjustments		Adjustments		Adjustments	
Market Value (assigned by appraisal district)	\$289,000	\$246,420		\$233,000		\$257,310	
Building Quality	15	15	\$0	15	\$0	15	\$0
Living SQFT	1,504	1,618	-\$8,094	1,405	\$7,029	1,582	-\$5,538
Effective Age	30	36	\$11,000	36	\$11,000	36	\$11,000
Additional Improvements (pool, garage, etc.)	\$20,560 See Subject Notes	\$13,863 See Note #1	\$6,697	\$13,158 See Note #2	\$7,402	\$22,816 See Note #3	-\$2,256
Land Value (assigned by appraisal district)	\$90,000	\$90,000	\$0	\$90,000	\$0	\$90,000	\$0
Net Total Adjustments	-	-\$9,603		-\$25,431		-\$3,206	
Adjusted Market Value	-	\$256,023		\$258,431		\$260,516	

Disclaimer: This automated report has been prepared by software generated by PropertyTax.io, a tool developed by Goodrich Realty Consulting. The user can select their own comps, or trust the algorithm to select comps for them. This automated (or computer aided) report was not prepared by an appraiser, has not been reviewed by an appraiser, is not considered to be USPAP compliant and should not be construed as an appraisal.

EQUAL & UNIFORM SECTION - COMPARABLE GRID

Subject Market Value (Assigned by Appraisal District) **\$289,000**

Taxpayer Opinion of Value (Median of Adjusted Market Values) **\$274,011**

Date: 2018-01-01	SUBJECT	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6
Account Number	00000236789000000	00000381949000000	00000381784000000	00000381805000000
Neighborhood Code	3DSJ16	3DSJ16	3DSJ16	3DSJ16
Neighborhood Name	LOCHWOOD REV	LOCHWOOD	LOCHWOOD	LOCHWOOD
Street Number	1111	11625	11611	11702
Street Name	SAMPLE ST	NEERING DR	TUSCANY WAY	TUSCANY WAY
City	DALLAS	DALLAS	DALLAS	DALLAS
Zip Code	n/a	n/a	n/a	n/a
School District	DALLAS ISD	DALLAS ISD	DALLAS ISD	DALLAS ISD
Number of Stories	ONE STORY	ONE STORY	ONE STORY	ONE STORY
Year Built	1958	1955	1955	1955
Pool	No	No	No	No
		Adjustments	Adjustments	Adjustments
Market Value (assigned by appraisal district)	\$289,000	\$256,000	\$260,000	\$259,000
Building Quality	15	15 \$0	15 \$0	15 \$0
Living SQFT	1,504	1,350 \$10,934	1,302 \$14,342	1,271 \$16,543
Effective Age	30	30 \$0	30 \$0	30 \$0
Additional Improvements (pool, garage, etc.)	\$20,560 See Subject Notes	\$13,483 See Note #4 \$7,077	\$16,334 See Note #5 \$4,226	\$14,754 See Note #6 \$5,806
Land Value (assigned by appraisal district)	\$90,000	\$90,000 \$0	\$90,000 \$0	\$90,000 \$0
Net Total Adjustments	-	-\$18,011	-\$18,568	-\$22,349
Adjusted Market Value	-	\$274,011	\$278,568	\$281,349

Disclaimer: This automated report has been prepared by software generated by PropertyTax.io, a tool developed by Goodrich Realty Consulting. The user can select their own comps, or trust the algorithm to select comps for them. This automated (or computer aided) report was not prepared by an appraiser, has not been reviewed by an appraiser, is not considered to be USPAP compliant and should not be construed as an appraisal.

EQUAL & UNIFORM SECTION - COMPARABLE GRID

Subject Market Value (Assigned by Appraisal District) **\$289,000**

Taxpayer Opinion of Value (Median of Adjusted Market Values) **\$274,011**

Date: 2018-01-01	SUBJECT	COMPARABLE 7	
Account Number	00000236789000000	00000381322000000	
Neighborhood Code	3DSJ16	3DSJ16	
Neighborhood Name	LOCHWOOD REV	LOCHWOOD 5	
Street Number	1111	11723	
Street Name	SAMPLE ST	CIMAREC ST	
City	DALLAS	DALLAS	
Zip Code	n/a	n/a	
School District	DALLAS ISD	DALLAS ISD	
Number of Stories	ONE STORY	ONE STORY	
Year Built	1958	1959	
Pool	No	No	
			Adjustments
Market Value (assigned by appraisal district)	\$289,000		\$293,280
Building Quality	15	15	\$0
Living SQFT	1,504	1,704	-\$14,200
Effective Age	30	30	\$0
Additional Improvements (pool, garage, etc.)	\$20,560 See Subject Notes	\$16,576 See Note #7	\$3,984
Land Value (assigned by appraisal district)	\$90,000	\$90,000	\$0
Net Total Adjustments	-		\$10,216
Adjusted Market Value	-		\$283,064

Disclaimer: This automated report has been prepared by software generated by PropertyTax.io, a tool developed by Goodrich Realty Consulting. The user can select their own comps, or trust the algorithm to select comps for them. This automated (or computer aided) report was not prepared by an appraiser, has not been reviewed by an appraiser, is not considered to be USPAP compliant and should not be construed as an appraisal.

EQUAL & UNIFORM SECTION - COMPARABLE GRID NOTES

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6	COMPARABLE 7
CONDITION ADJUSTMENT	-	\$11,000	\$11,000	\$11,000	\$0	\$0	\$0	\$0
Depreciation	50	60	60	60	50	50	50	50
Desirability	AVERAGE	FAIR	FAIR	FAIR	AVERAGE	AVERAGE	AVERAGE	AVERAGE
Effective Year Built	1958	1958	1959	1955	1955	1955	1955	1959

	SUBJECT	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3	COMPARABLE 4	COMPARABLE 5	COMPARABLE 6	COMPARABLE 7
ADDL. IMPROVEMENT VALUE	\$20,560	\$13,863	\$13,158	\$22,816	\$13,483	\$16,334	\$14,754	\$16,576
Attached Garage	\$0	\$13,863	\$12,658	\$11,296	\$13,483	\$16,334	\$11,754	\$16,576
Room Addition	\$15,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Detached Garage	\$5,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storage Building	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0
Enclosed Garage	\$0	\$0	\$0	\$11,520	\$0	\$0	\$0	\$0
Spa	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0

Additional improvements are from a data file maintained by the appraisal district.

Sample Report



www.StratumFoundationRepair.com
 Stratum@StratumFoundationRepair.com
 OFFICE: (214) 302-8559
 FAX: 855.678.7288



NAME Michael Cook ESTIMATOR Ryan Williams
 ADDRESS 10000 ... CITY GARLAND ZIP 75040
 PHONE _____ EMAIL _____
 Date of Inspection 7/8/18 Potential Start Date _____

BC = BUILD CRACK
 WS = WINDOW SEPARATION
 O = STAIR PIER

FINANCE: \$6,900.00
 24 MONTHS
 \$287.50



DIAGRAM NOT TO SCALE

REMARKS: SETTLEMENT TOWARDS FRONT OF HOME. STABILIZATION NEEDED.

COST ANALYSIS:	ENGINEER REPORT = \$450.00	TOTAL = \$6,900.00
	POST LEAK TEST = \$150.00	- 15% 30 DAYS
	PIERS = 18 x STAIR = \$4300.00	\$5,865.00
		Includes mortar: CAULK