



PROPERTYTAX.io
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PROPERTY TAX | 2020 APPEAL PACKET

PROPERTY

1234 Some Street, Some City

Harris Tax ID: xxxxxxxxxxxx

PRESENTED BY

Some Name
fake@email.com

PREPARED ON:

April 17th, 2020

EXECUTIVE SUMMARY

1234 Some Street, Some City

Harris CAD Account #: xxxxxxxxxxxx

Total Market Value

2020 Value
\$874,867

2019 Value
\$896,533

Percent Change
(2%)

2020 Appraised Value
\$874,867

Land Value

% of Total Market Value
22%

2020 Value
\$189,952

2019 Value
\$189,952

Percent Change
0%

Main Improvement Value

% of Total Market Value
74%

2020 Value
\$646,110

2019 Value
\$665,190

Percent Change
(3%)

Addl. Improvement Value

% of Total Market Value
0%

2020 Value
\$0

2019 Value
\$0

Percent Change
0%

TAXPAYER OPINION OF VALUE

\$806,370

The taxpayer's opinion of value is based on the lower of the Market Value and the Equal & Uniform values as afforded to the taxpayer under the Texas Constitution and Texas Property Tax Code.

TAXPAYER MARKET VALUE

\$806,370

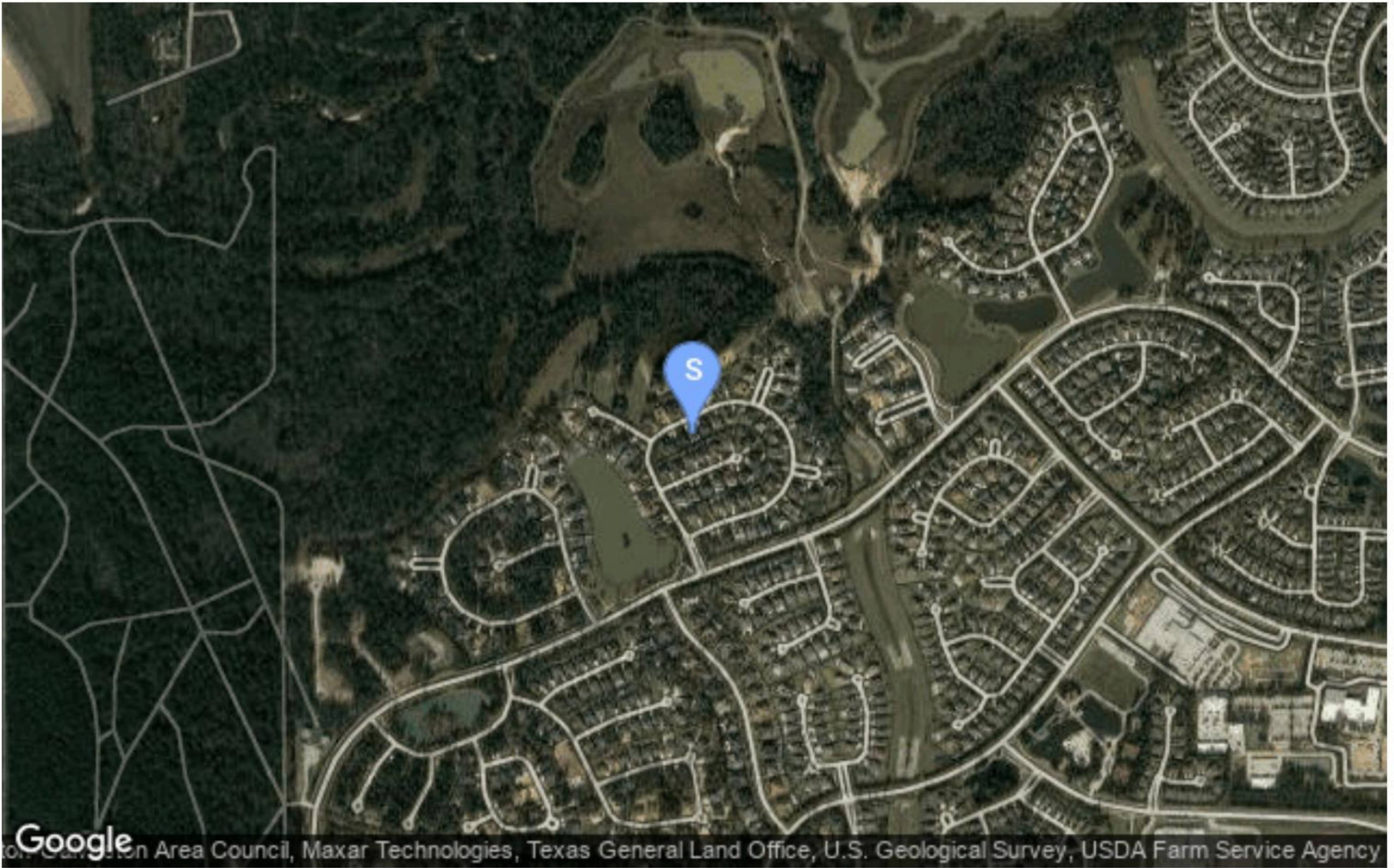
Sales Comparison Analysis

The average adjusted sale price of three comps. All three comps are located in the same neighborhood (2604.44) as the subject. All three comps are the same building quality (A) as the subject. The subject has a pool. None of the three comps have a pool.

SUBJECT PROPERTY

1234 Some Street, Some City

Harris CAD Account #: xxxxxxxxxxxx



Main Living Space

Building Quality	Living SQFT	Year Built
A	5,085	2017
Bedrooms	Full/Half Bath	Fireplaces
4	4/1	2
Percent Good	CDU	
97%	Average	

Additional Improvements

Item	Units
Custom Outdoor Kitchen	1
Gunite Pool	494
Pool SPA with Heater	1

Land

Lot Size (Square Foot)
11,200

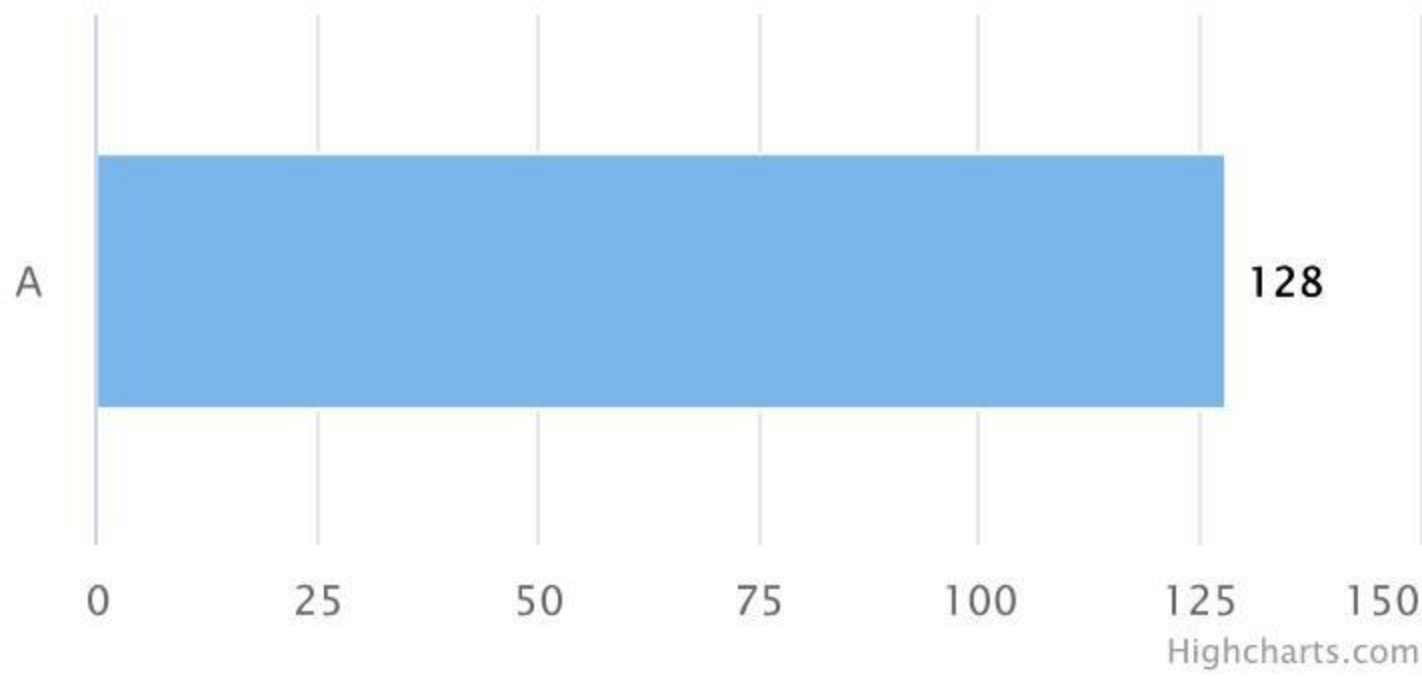
NEIGHBORHOOD DATA

1234 Some Street, Some City

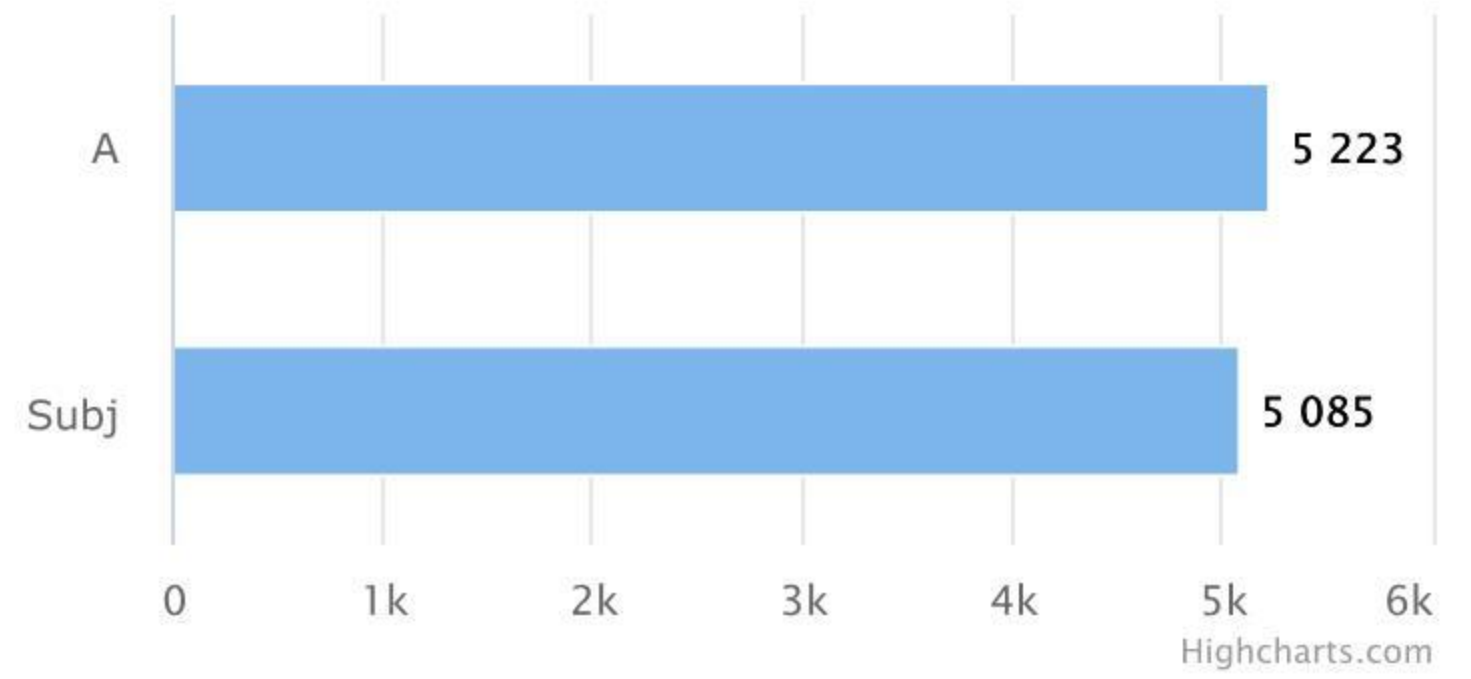
Harris CAD Account #: xxxxxxxxxxxx

LT 3 BLK 1
Nbhd Code: 2604.44

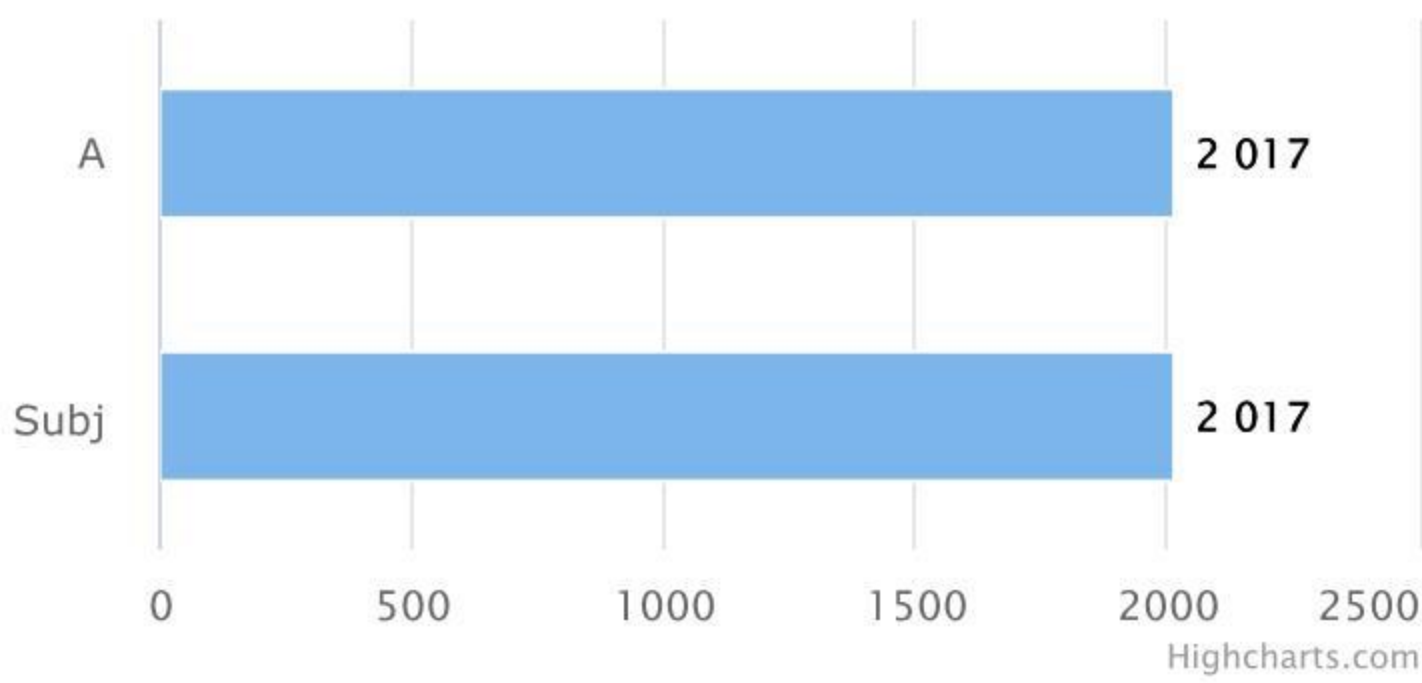
Building Quality Ratings



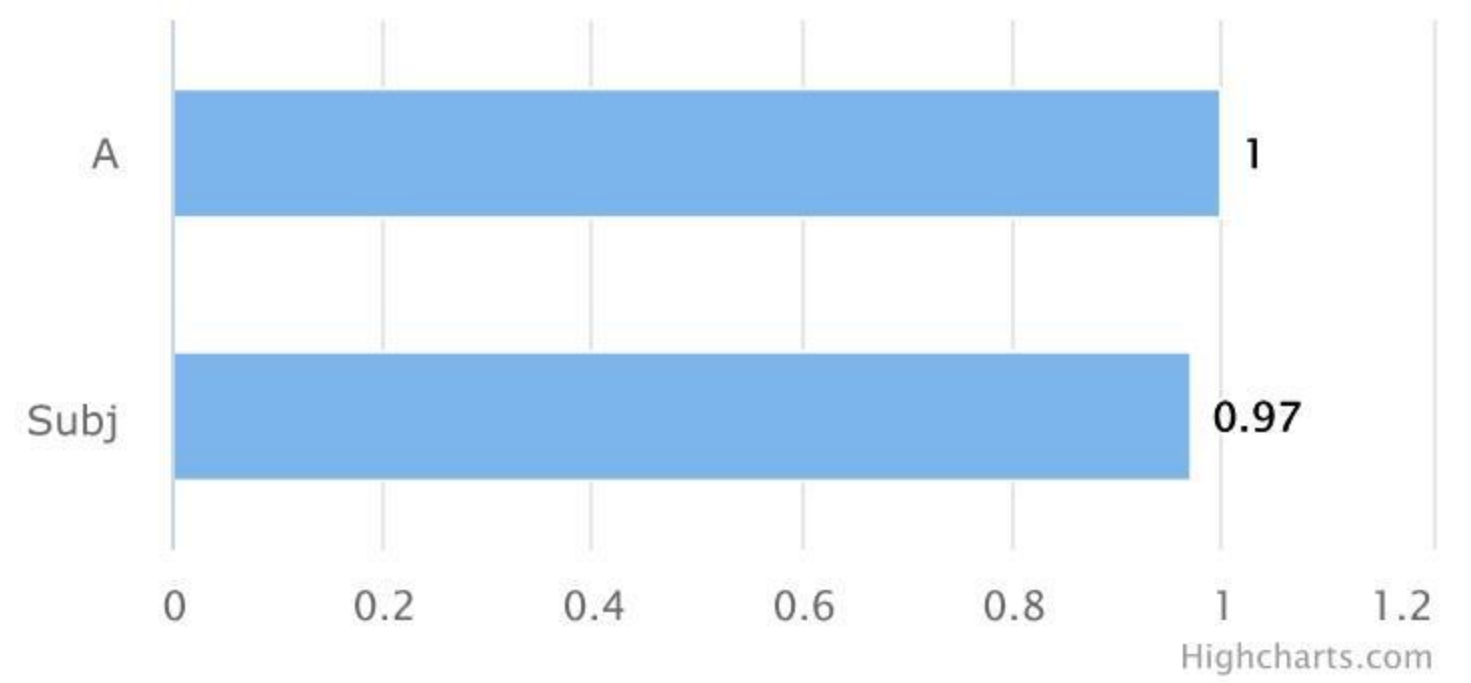
Median Living SQFT



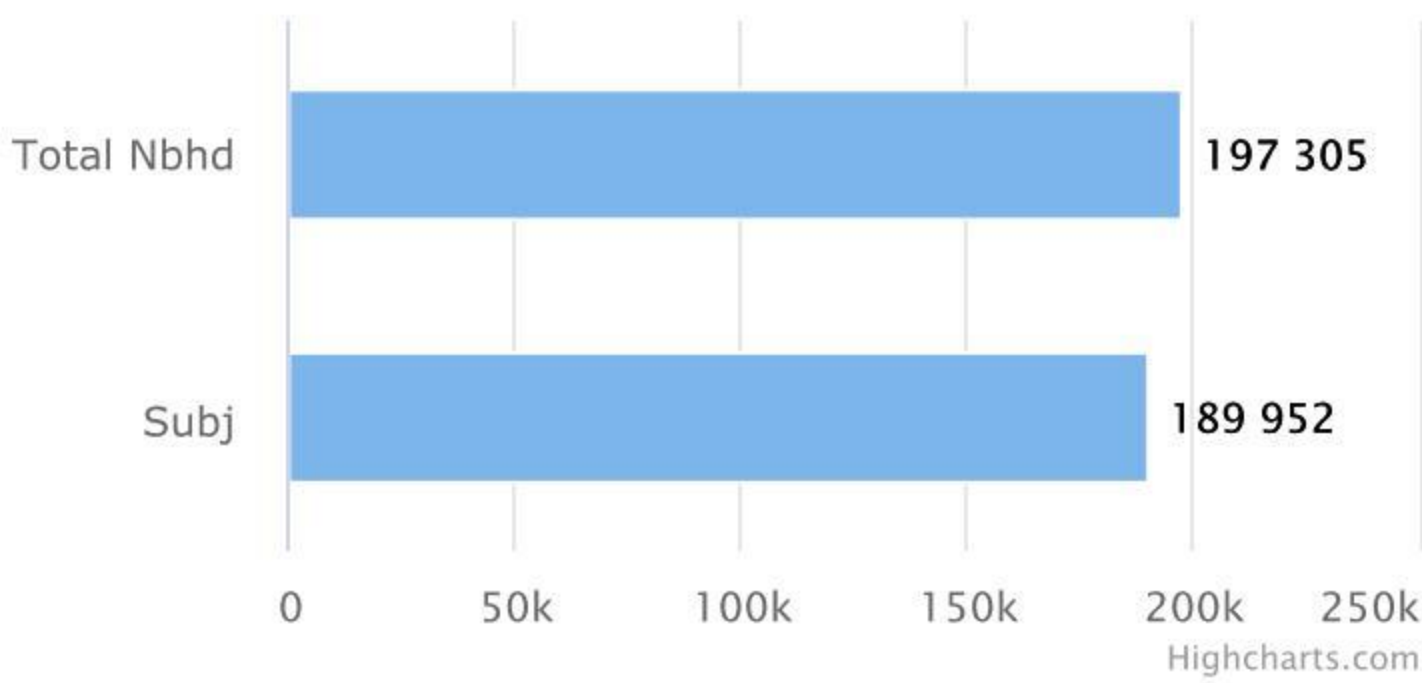
Median Year Built



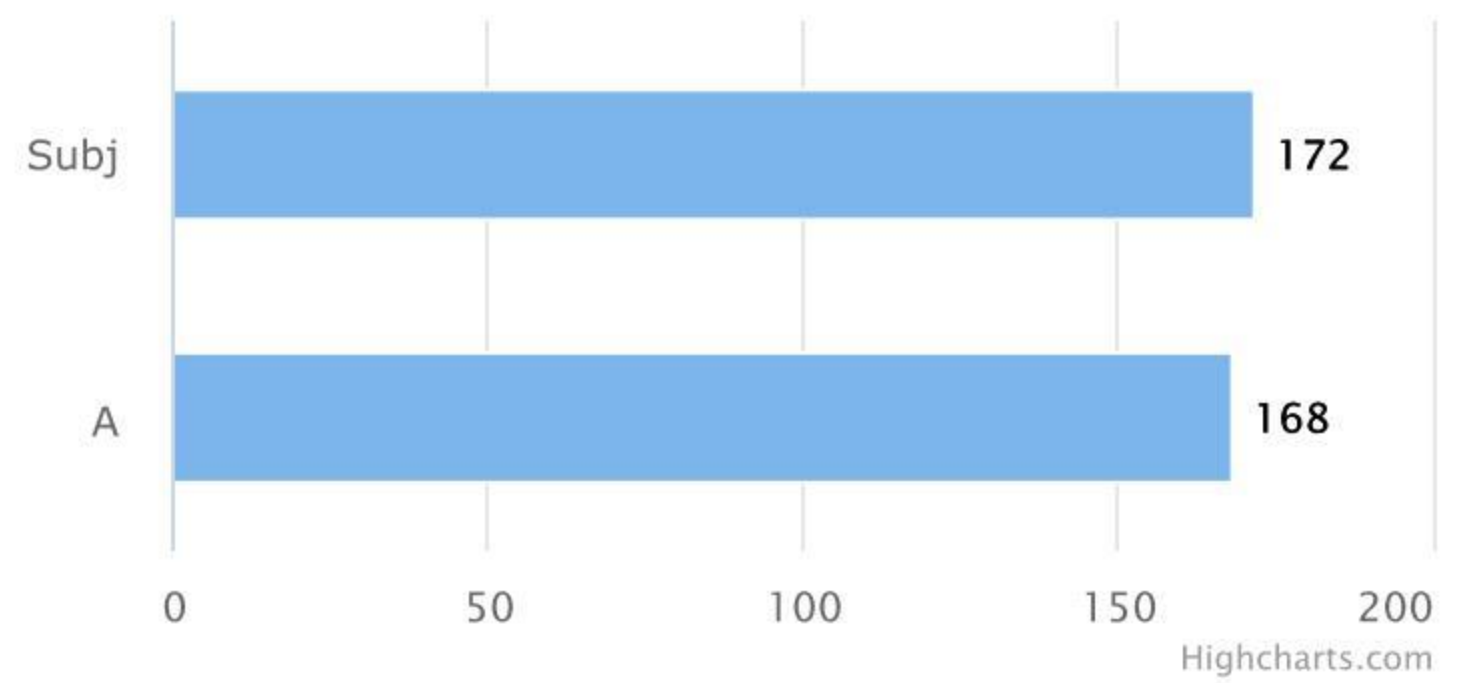
Condition Ratings



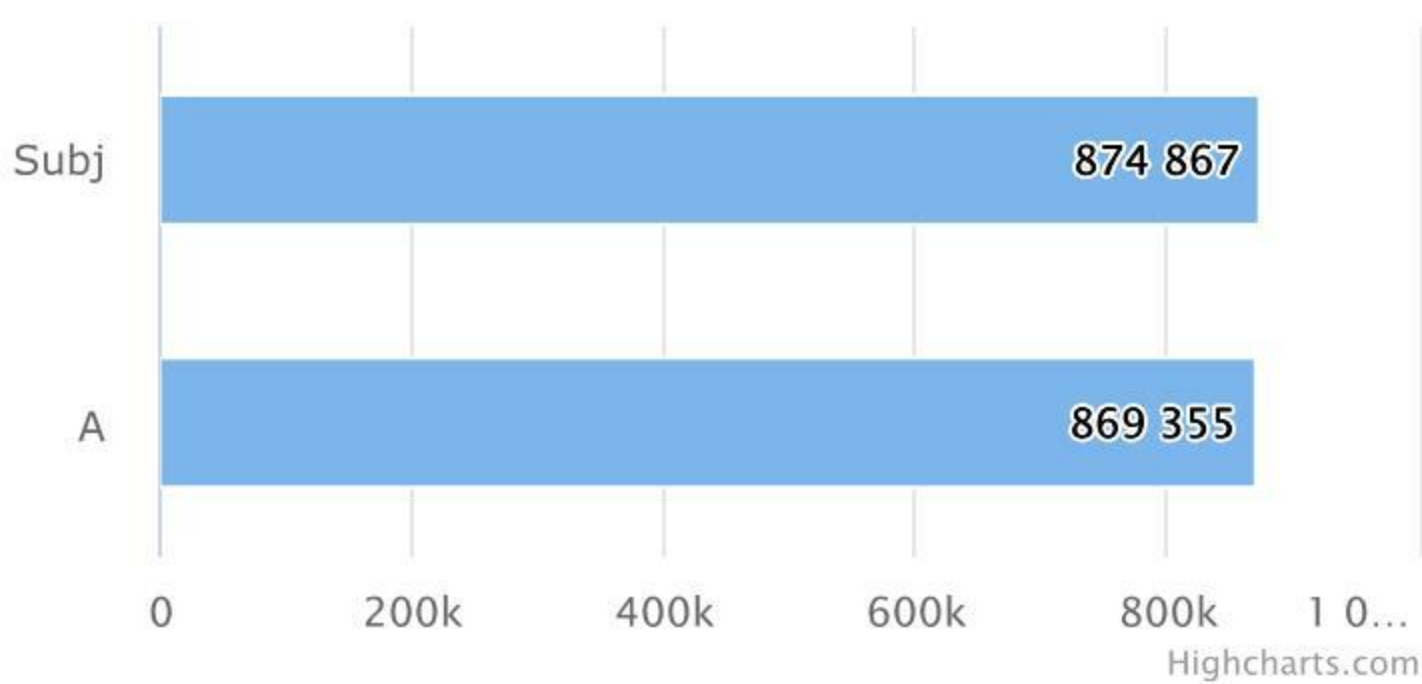
Median Land Value



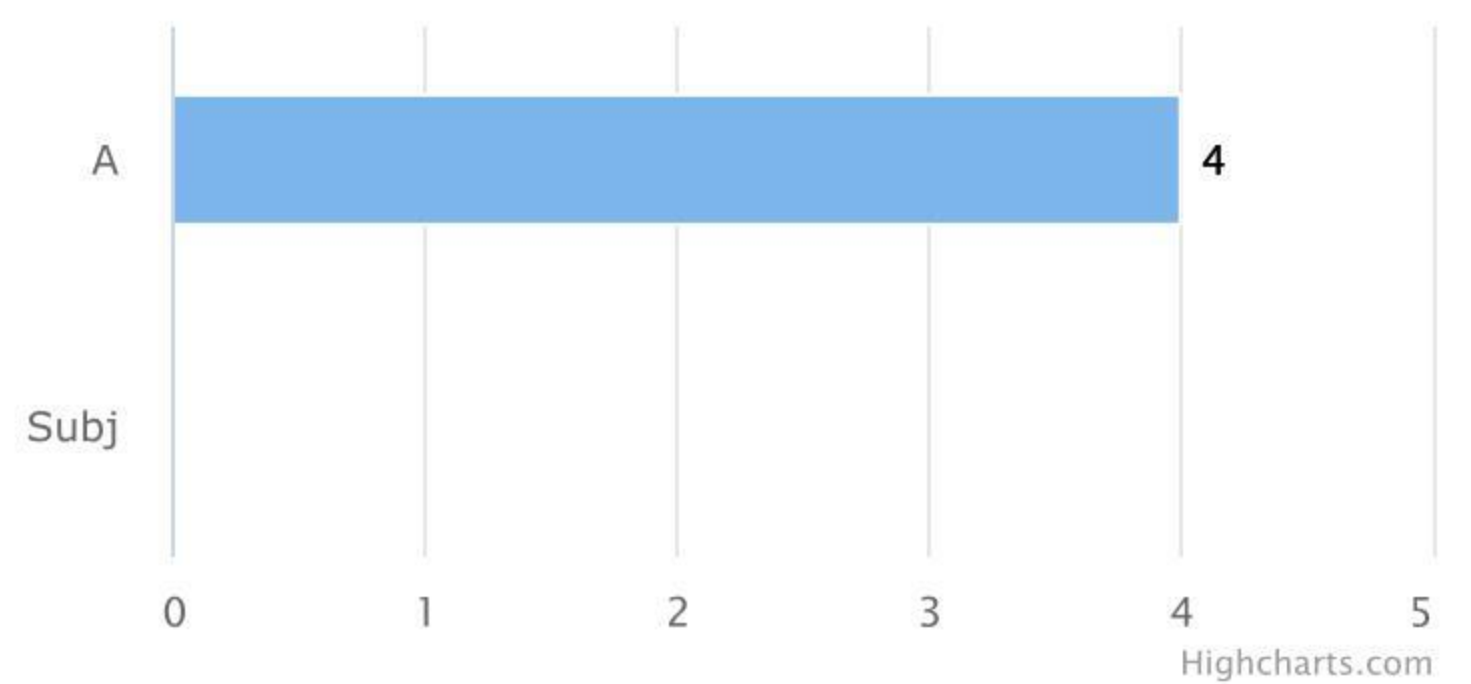
Median \$/SQFT



Median Total Market Value



Median % Change (YoY)



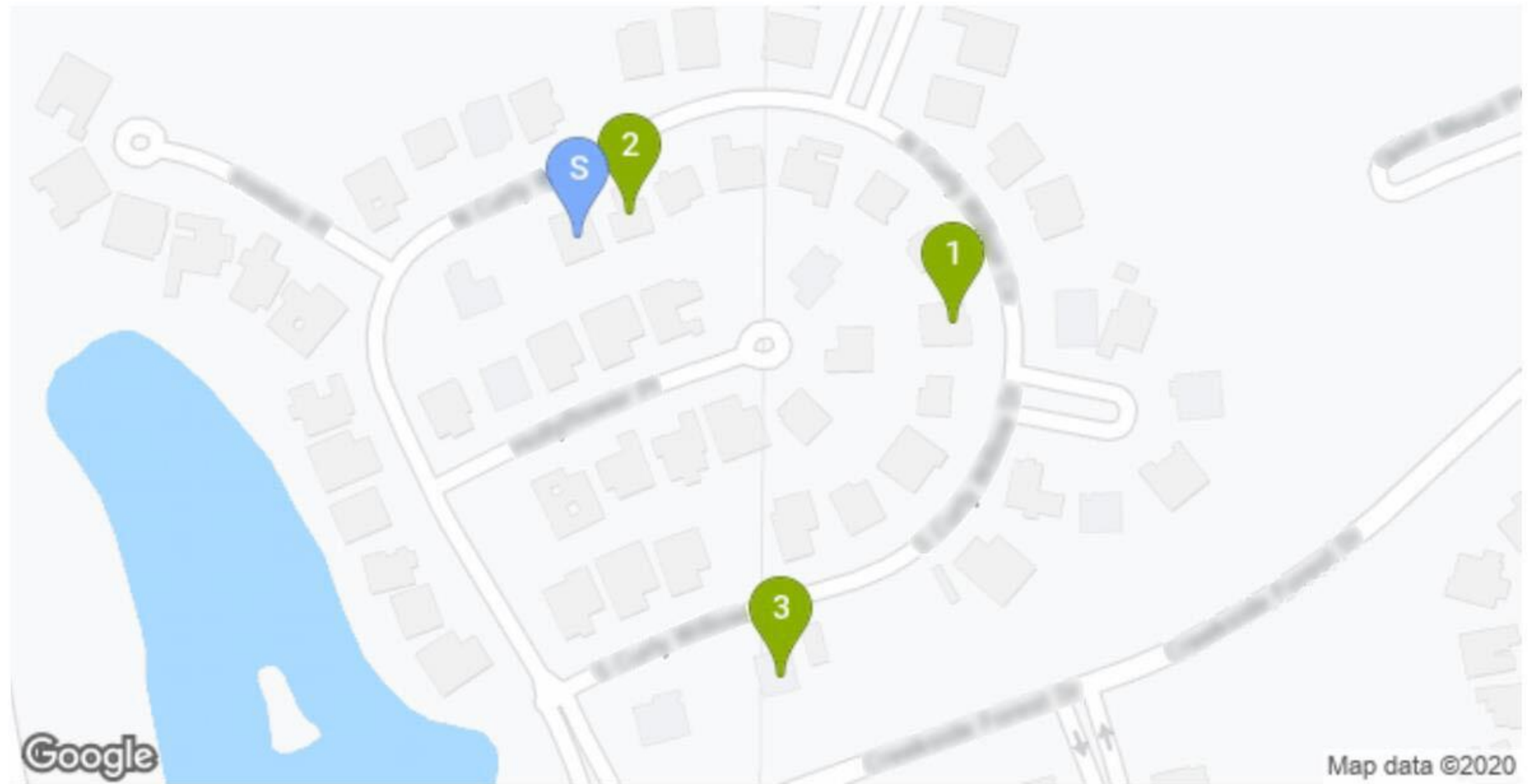
MARKET VALUE SECTION - SUMMARY

1234 Some Street, Some City

Harris CAD Account #: xxxxxxxxxxxx

AVERAGE ADJUSTED SALE PRICE **\$806,370**

#	Account Number	Address
S	xxxxxxx	1234 Some Street
1	xxxxxxxxxxx	1234 DemoStreet
2	xxxxxxxxxxx	1234 DemoStreet
3	xxxxxxxxxxx	1234 DemoStreet



#	Close Price	Close Date / Type	Neighborhood	Quality	Size	Year Built	Percent Good	Pool	Land	Adj. Sale Pr.
S	N/A	N/A	2604.44	A	5,085	2017	0.97	N	\$189,952	N/A
1	\$820,000	Feb 2020 / Indi ●●●	2604.44 ●●●	A ●●●	5,309 ●●●	2017 ●●●	0.97 ●●●	N ●●●	\$195,626 ●●●	\$818,530
2	\$735,000	Apr 2019 / Indi ●●●	2604.44 ●●●	A ●●●	4,804 ●●●	2017 ●●●	0.97 ●●●	N ●●●	\$189,952 ●●●	\$802,108
3	\$730,000	May 2019 / Indi ●●●	2604.44 ●●●	A ●●●	4,653 ●●●	2017 ●●●	0.97 ●●●	N ●●●	\$192,939 ●●●	\$798,471

Item Legend: Excellent ●●● | Good ●●○ | OK ●○○ | Poor ○○○

MARKET VALUE SECTION - COMPARABLE GRID

1234 Some Street, Some City

Harris CAD Account #: xxxxxxxxxxxx

The average adjusted sale price of three comps: **\$806,370**

	Subject	Comp 1	Comp 2	Comp 3
Account	xxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx	xxxxxxxxxxx
Nbhd Code	2604.44	2604.44	2604.44	2604.44
Street #	1234	1234	1234	1234
Street Name	Some Street	DemoStreet	DemoStreet	DemoStreet
Main Improvement				
Percent Complete	100%	100%	100%	100%
Building Quality	A	A	A	A
Living SQFT	5,085	5,309	4,804	4,653
Year Built	2017	2017	2017	2017
Stories	2	2	2	2
Bedrooms	4	5	4	5
Full / Half Baths	4 / 1	5 / 0	4 / 1	5 / 1
Fireplaces	2	1	1	2
Condition	Average / 0.97	Average / 0.97	Average / 0.97	Average / 0.97
Addl. Improvements				
Custom Outdoor Kitch...	(0 sqft; \$8,978)	N/A	(0 sqft; \$6,650)	N/A
Gunite Pool	(0 sqft; \$23,902)	N/A	N/A	N/A
Pool SPA with Heater	(0 sqft; \$5,925)	N/A	N/A	N/A
Land				
Size (undefined)	0	0	0	0
Land Value	\$189,952	\$195,626	\$189,952	\$192,939
Indicated Value				
Sale Price	-	\$820,000	\$735,000	\$730,000
Seller Contributions	-	\$0	\$0	\$0
Sale Price of Real Esta...	-	\$820,000	\$735,000	\$730,000
Net Adjustmetns	-	-\$1,470	\$67,108	\$68,471
Indicated Value	-	\$818,530	\$802,108	\$798,471

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 - COMP ADJUSTMENT DETAILS

1234 Some Street, Some City

Harris CAD Account #: xxxxxxxxxxxx

1234 DemoStreet (Comp #1)

Main Living Space

Line Item	Subject	Comp	Adjustment
TTL Cost Factor Test	121.0	121.0	\$0
Remodel	1.0	1.0	\$0
Grade	1.9	1.9	\$0
Size Index	0.7	0.7	\$0
Nbhd Factor	1.1	1.1	\$0
Condition	0.97	0.97	\$0

Size

Line Item	Subject	Comp	Adjustment
Size	5,085	5,309	(\$27,165)

Main Living Space (Lump Sum)

Line Item	Subject	Comp	Adjustment
Lump Sum	\$37,286	\$34,778	\$2,508

Sub Area Difference (Porches, Patios, Attached Garages...)

Line Item	Subject	Comp	Adjustment
Sub Area Difference	235	317	(\$9,944)

Additional Improvements (Pools, Detached Garages, etc..)

Line Item	Subject	Comp	Adjustment
Custom Outdoor Kitchen	\$8,978	\$0	\$8,978
Gunite Pool	\$23,902	\$0	\$23,902
Pool SPA with Heater	\$5,925	\$0	\$5,925

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$189,952	\$195,626	(\$5,674)

PropertyTax.io uses the lesser of the automated or the manual condition adjustment. If the manual adjustment is more favorable, it will override the automated adjustment to avoid "double dipping" on the condition adjustment.

* An automated condition adjustment made by PropertyTax.io based on data from the appraisal district.

** A manual condition adjustment made based on a review of photos and/or MLS comments.

MARKET VALUE SECTION - COMP ADJUSTMENT DETAILS

1234 Some Street, Some City

Harris CAD Account #: xxxxxxxxxxxx

1234 DemoStreet (Comp #2)

Main Living Space

Line Item	Subject	Comp	Adjustment
TTL Cost Factor Test	121.0	121.0	\$0
Remodel	1.0	1.0	\$0
Grade	1.9	1.9	\$0
Size Index	0.7	0.7	\$0
Nbhd Factor	1.1	1.1	\$0
Condition	0.97	0.97	\$0

Size

Line Item	Subject	Comp	Adjustment
Size	5,085	4,804	\$33,912

Main Living Space (Lump Sum)

Line Item	Subject	Comp	Adjustment
Lump Sum	\$37,286	\$32,987	\$4,299

Sub Area Difference (Porches, Patios, Attached Garages...)

Line Item	Subject	Comp	Adjustment
Sub Area Difference	235	262	(\$3,258)

Additional Improvements (Pools, Detached Garages, etc..)

Line Item	Subject	Comp	Adjustment
Custom Outdoor Kitchen	\$8,978	\$6,650	\$2,328
Gunite Pool	\$23,902	\$0	\$23,902
Pool SPA with Heater	\$5,925	\$0	\$5,925

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$189,952	\$189,952	\$0

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MARKET VALUE SECTION - COMP ADJUSTMENT DETAILS

1234 Some Street, Some City

Harris CAD Account #: xxxxxxxxxxxx

1234 DemoStreet (Comp #3)

Main Living Space

Line Item	Subject	Comp	Adjustment
TTL Cost Factor Test	121.0	121.0	\$0
Remodel	1.0	1.0	\$0
Grade	1.9	1.9	\$0
Size Index	0.7	0.7	(\$8,063)
Nbhd Factor	1.1	1.1	\$0
Condition	0.97	0.97	\$0

Size

Line Item	Subject	Comp	Adjustment
Size	5,085	4,653	\$52,402

Main Living Space (Lump Sum)

Line Item	Subject	Comp	Adjustment
Lump Sum	\$37,286	\$42,664	(\$5,378)

Sub Area Difference (Porches, Patios, Attached Garages...)

Line Item	Subject	Comp	Adjustment
Sub Area Difference	235	287	(\$6,308)

Additional Improvements (Pools, Detached Garages, etc..)

Line Item	Subject	Comp	Adjustment
Custom Outdoor Kitchen	\$8,978	\$0	\$8,978
Gunite Pool	\$23,902	\$0	\$23,902
Pool SPA with Heater	\$5,925	\$0	\$5,925

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$189,952	\$192,939	(\$2,987)

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