



PROPERTYTAX.io
<https://www.propertytax.io>

PROPERTY TAX APPEAL PACKET

2019

Sample Report

PROPERTY

1208 CONSTITUTION DR, MCKINNEY

Collin Tax ID: 007124

PRESENTED BY

Bryan Utley
bryan.utley@yahoo.com
6060 North Central Expressway
Suite 500
Dallas, TX 75206
Cell: (972) 555-5555
Phone: (972) 666-6666

PREPARED ON:

April 1st, 2020

EXECUTIVE SUMMARY

Collin CAD Account #: [REDACTED]

Total Market Value

2019 Value
\$474,962

2018 Value
\$425,000

Percent Change
12%

2019 Appraised Value
\$467,500

Land Value

% of Total Market Value
21%

2019 Value
\$97,750

2018 Value
\$97,750

Percent Change
0%

Main Improvement Value

% of Total Market Value
79%

2019 Value
\$377,212

2018 Value
\$327,250

Percent Change
15%

Addl. Improvement Value

% of Total Market Value
0%

2019 Value
\$0

2018 Value
\$0

Percent Change
0%

TAXPAYER OPINION OF VALUE

\$391,733

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

\$391,733

Sales Comparison Analysis*	\$419,708
Less Needed Repairs**	(\$27,975)

*Sales Comparison Analysis

The average adjusted sale price of six comps. All six comps are located in the same neighborhood (S8075) as the subject. All six comps are the same building quality (RF12) as the subject. The subject does not have a pool. Four comps, like the subject, do not have a pool. Two comps have a pool.

**Needed Repairs

Repair issues are treated separate from cosmetic issues. A repair issue is best thought of as something that would likely appear in an inspection report. This report identifies three repair issues (Roof,Fireplace/Chimney,Foundation)

TAXPAYER EQUAL & UNIFORM VALUE

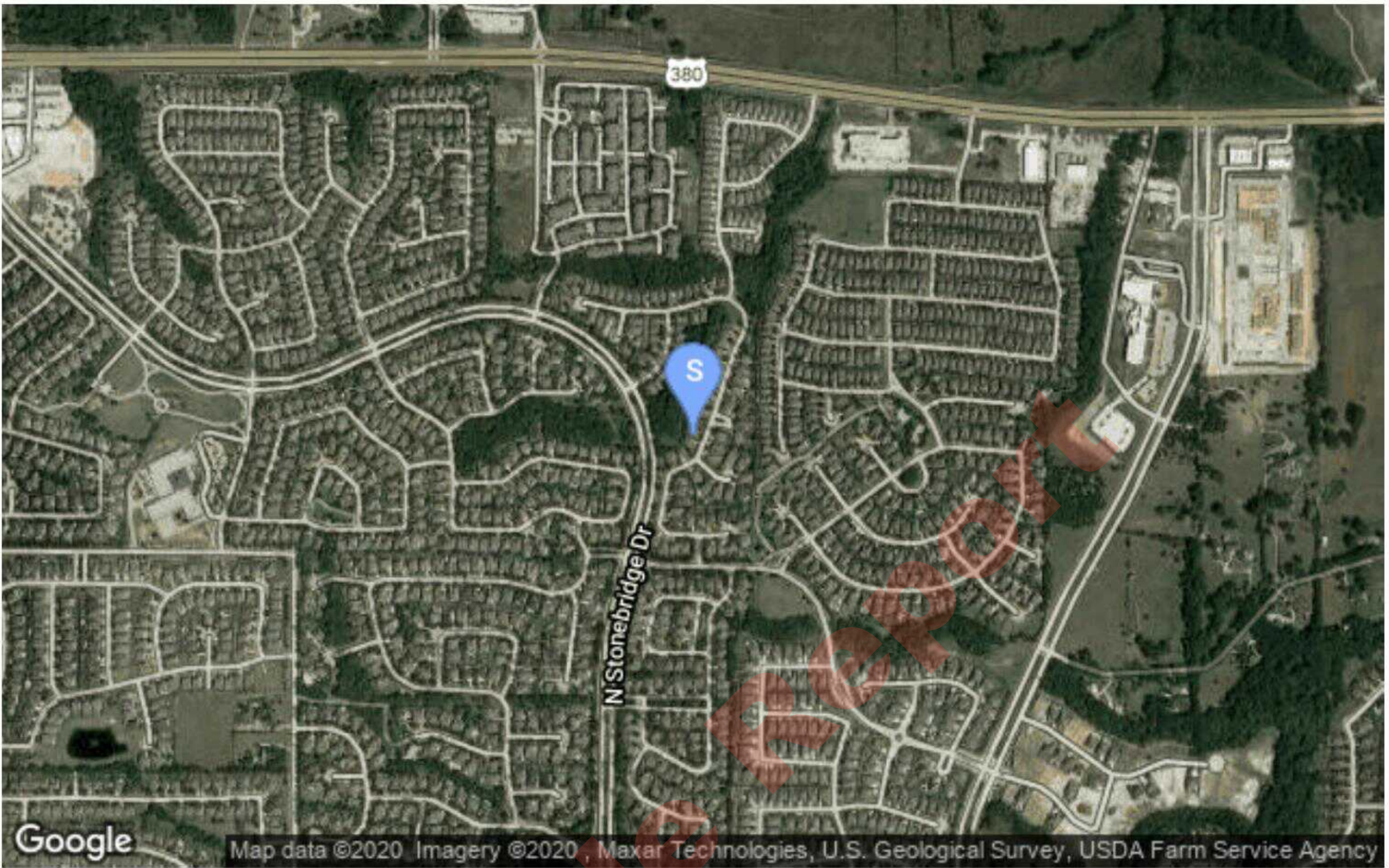
\$462,059

Equal & Uniform Analysis

The median adjusted CAD market value of seven properties all located in the same neighborhood as the subject property (S8075) and the same building quality as the subject (RF12).

SUBJECT PROPERTY

Collin CAD Account #: [REDACTED]



Main Living Space

Building Quality	Living SQFT	Year Built
RF12	3,289	2007
Bedrooms	Full/Half Bath	Fireplaces
4	4/0	2
Effective Year Built		
2007		

Additional Improvements

Item	Size (sqft)	\$ Value
Attached Garage	521	\$19,427
Covered Porch/Patio	328	\$8,723
Covered Porch/Patio	260	\$6,924

Land

Use

(A1) Residential Single Family

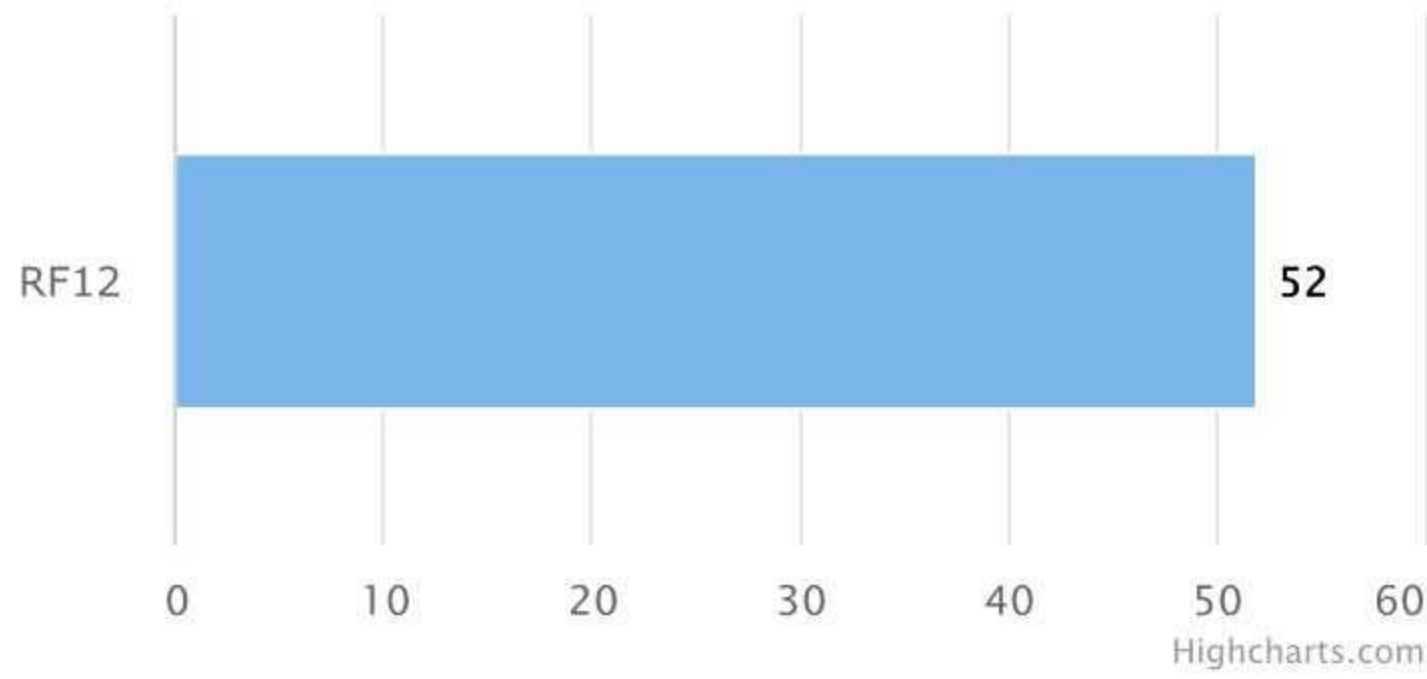
NEIGHBORHOOD DATA

Collin CAD Account #: [REDACTED]

LIBERTY PLACE (CMC), BLK A, LOT 8

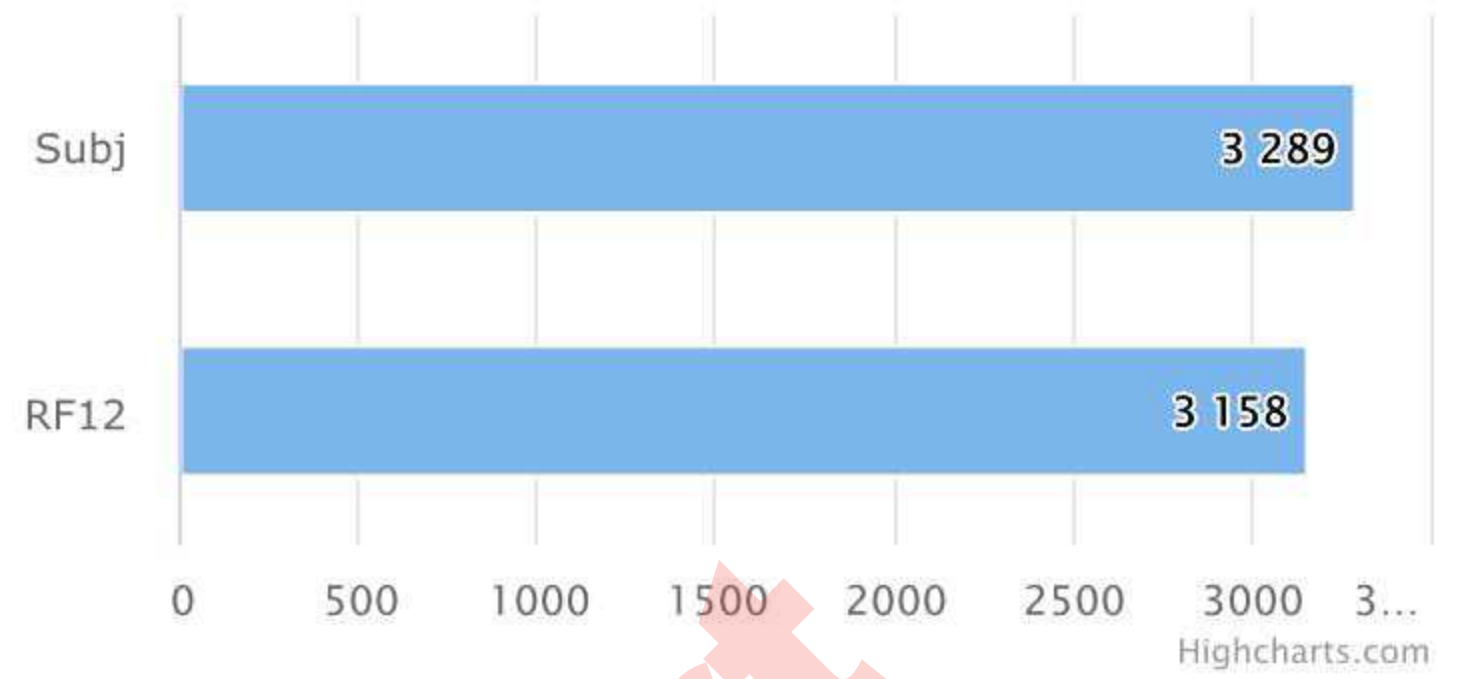
Nbhd Code: S8075

Building Quality Ratings

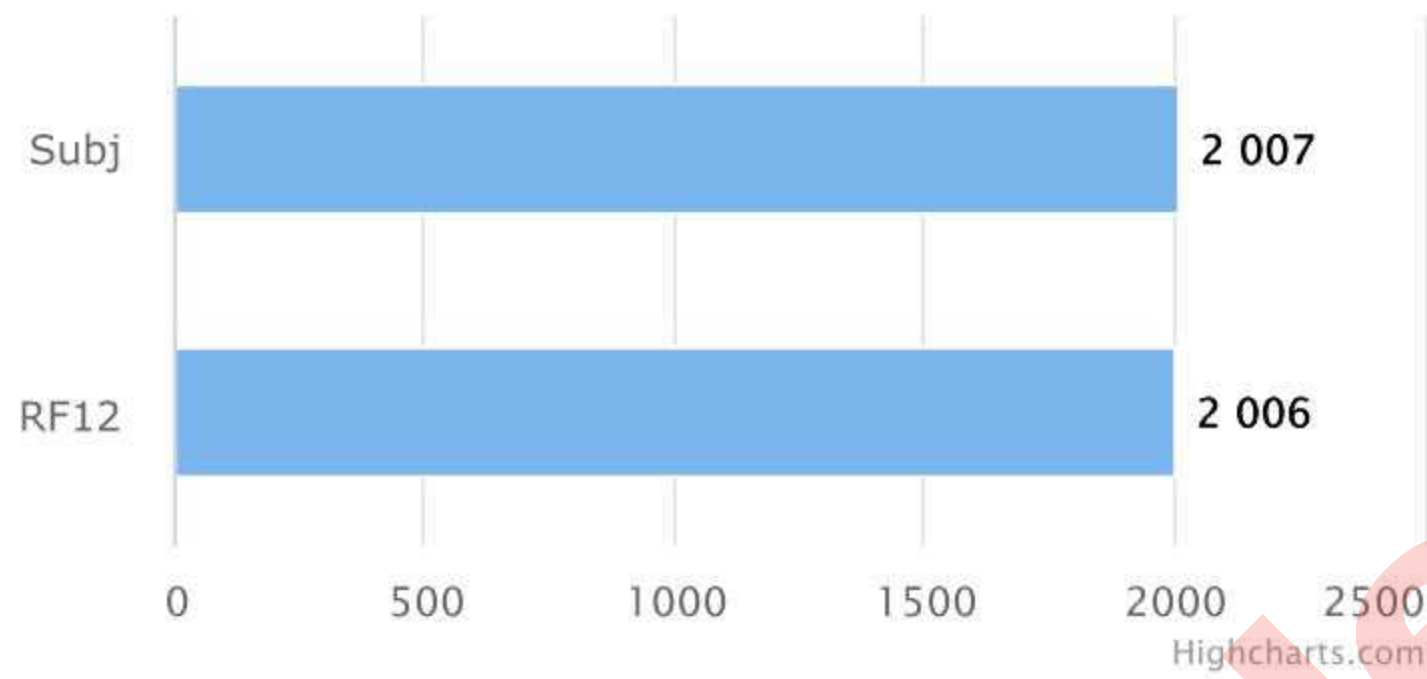


Subject is a quality RF12

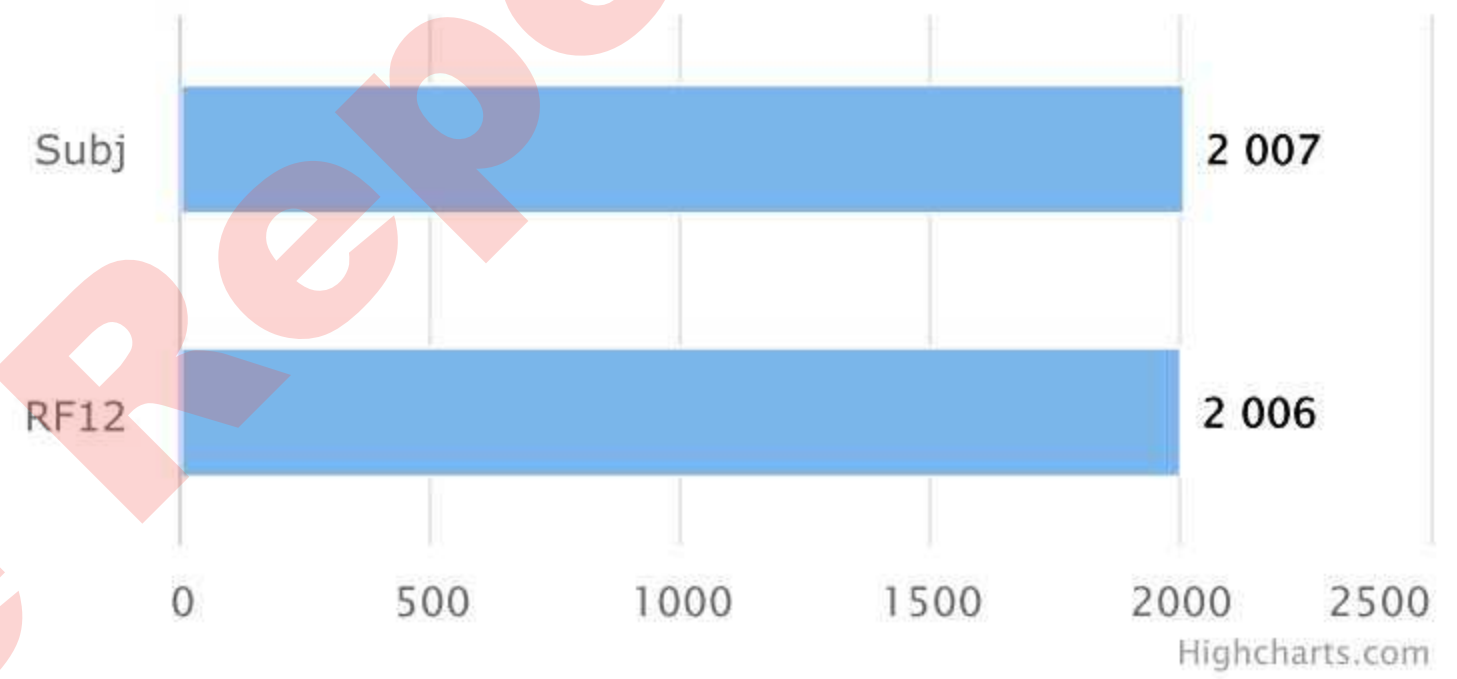
Median Living SQFT



Median Year Built

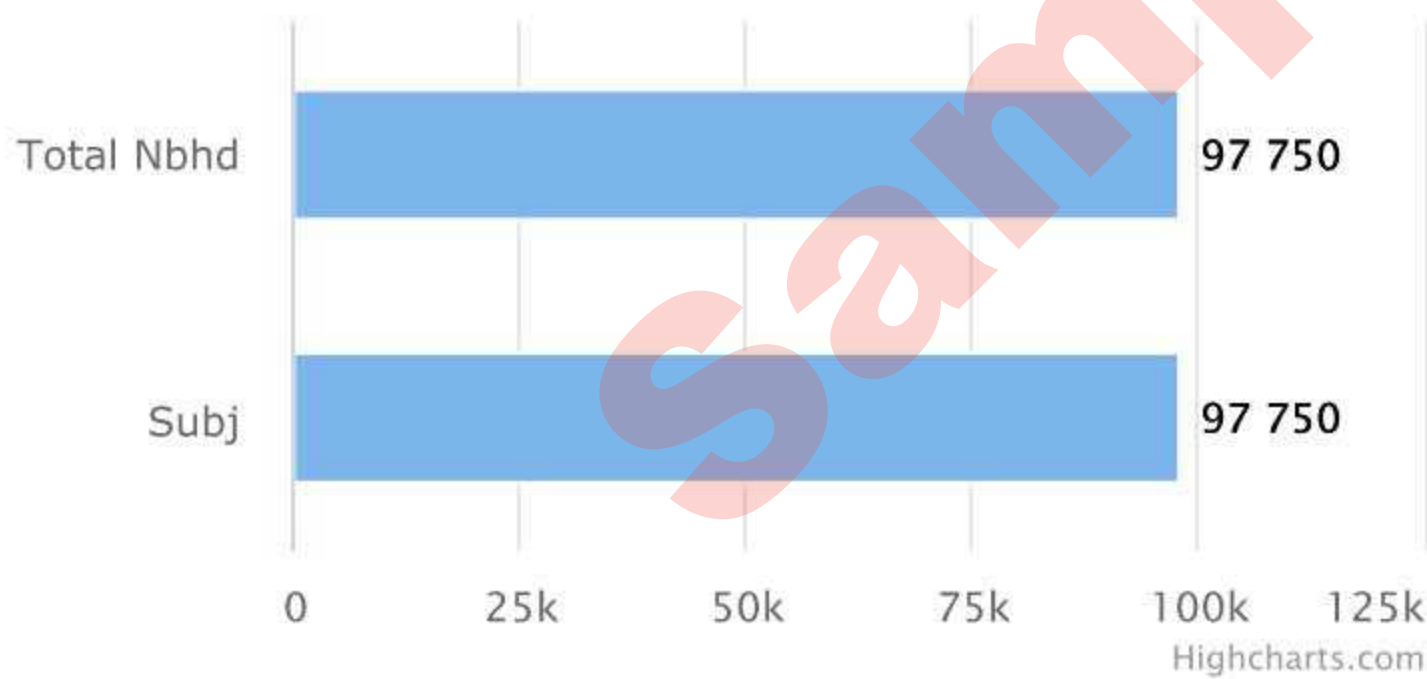


Condition Ratings

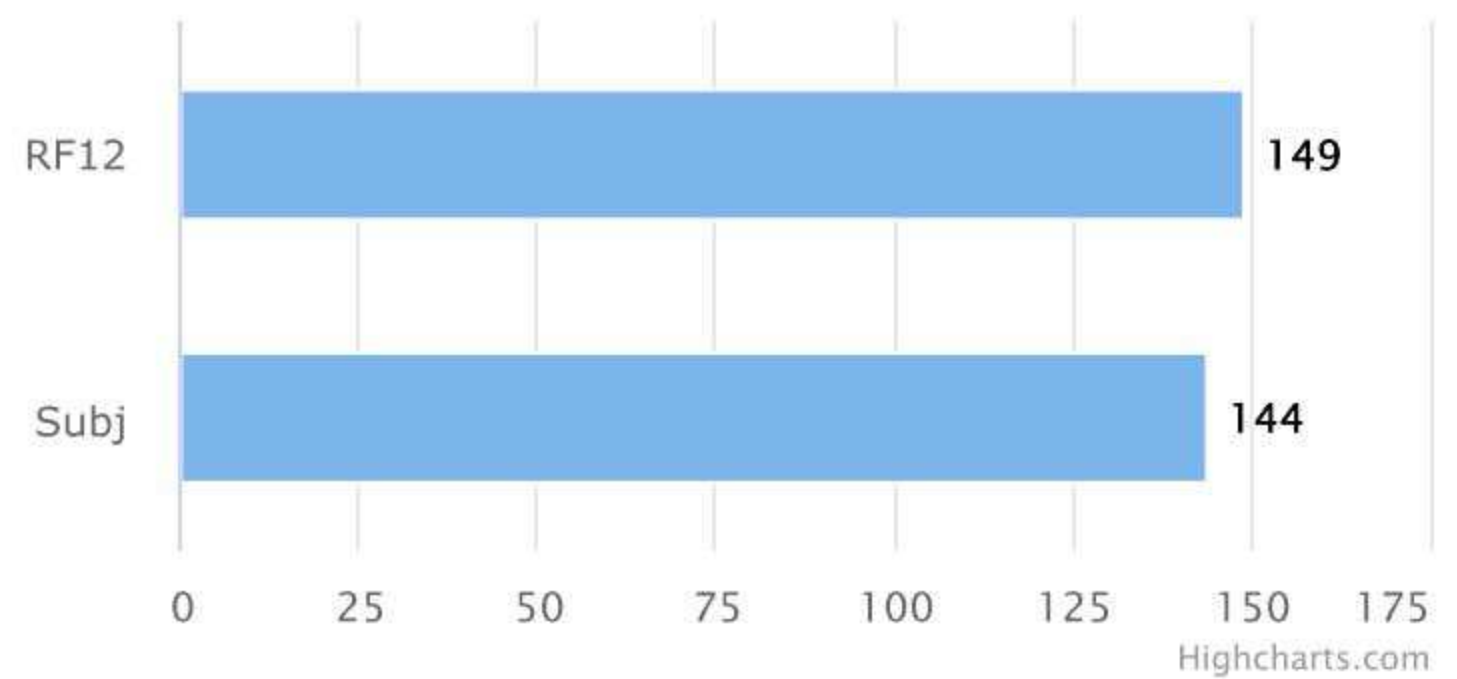


The subject has a Eff. Year Built of 2007

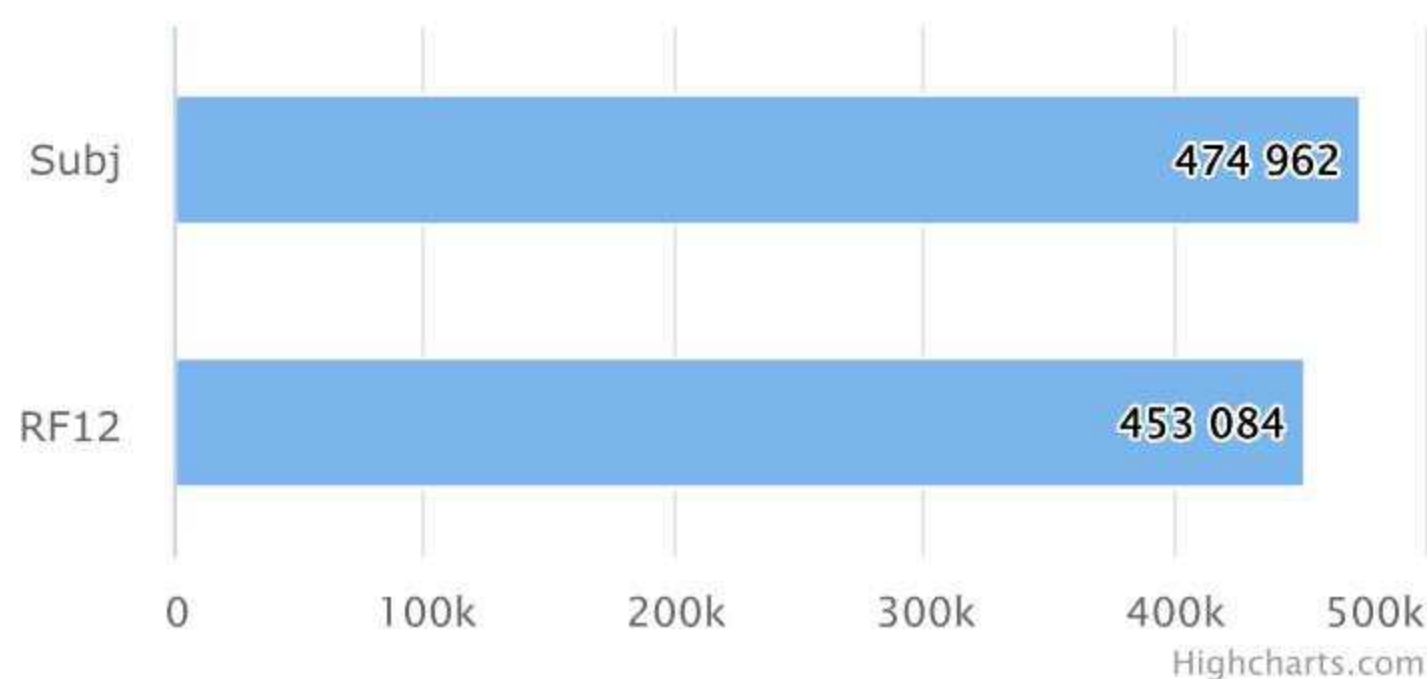
Median Land Value



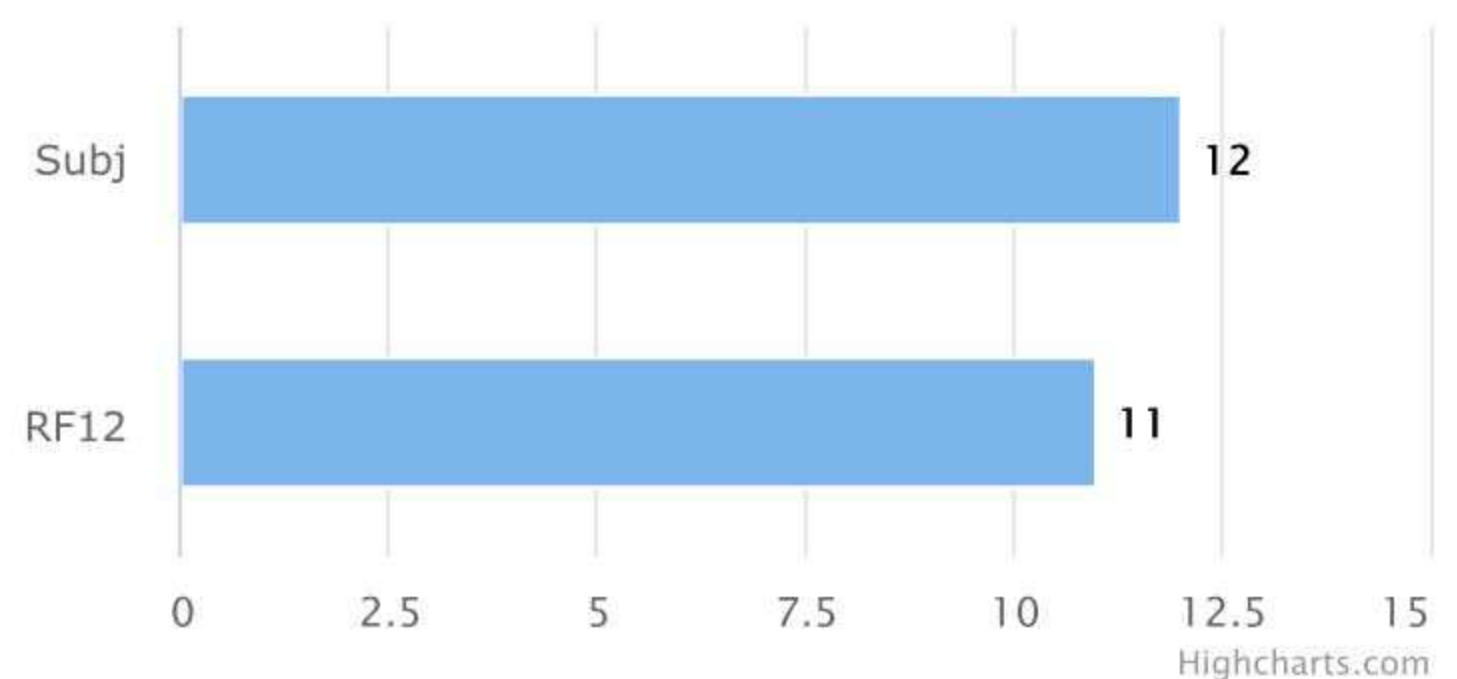
Median \$/SQFT



Median Total Market Value



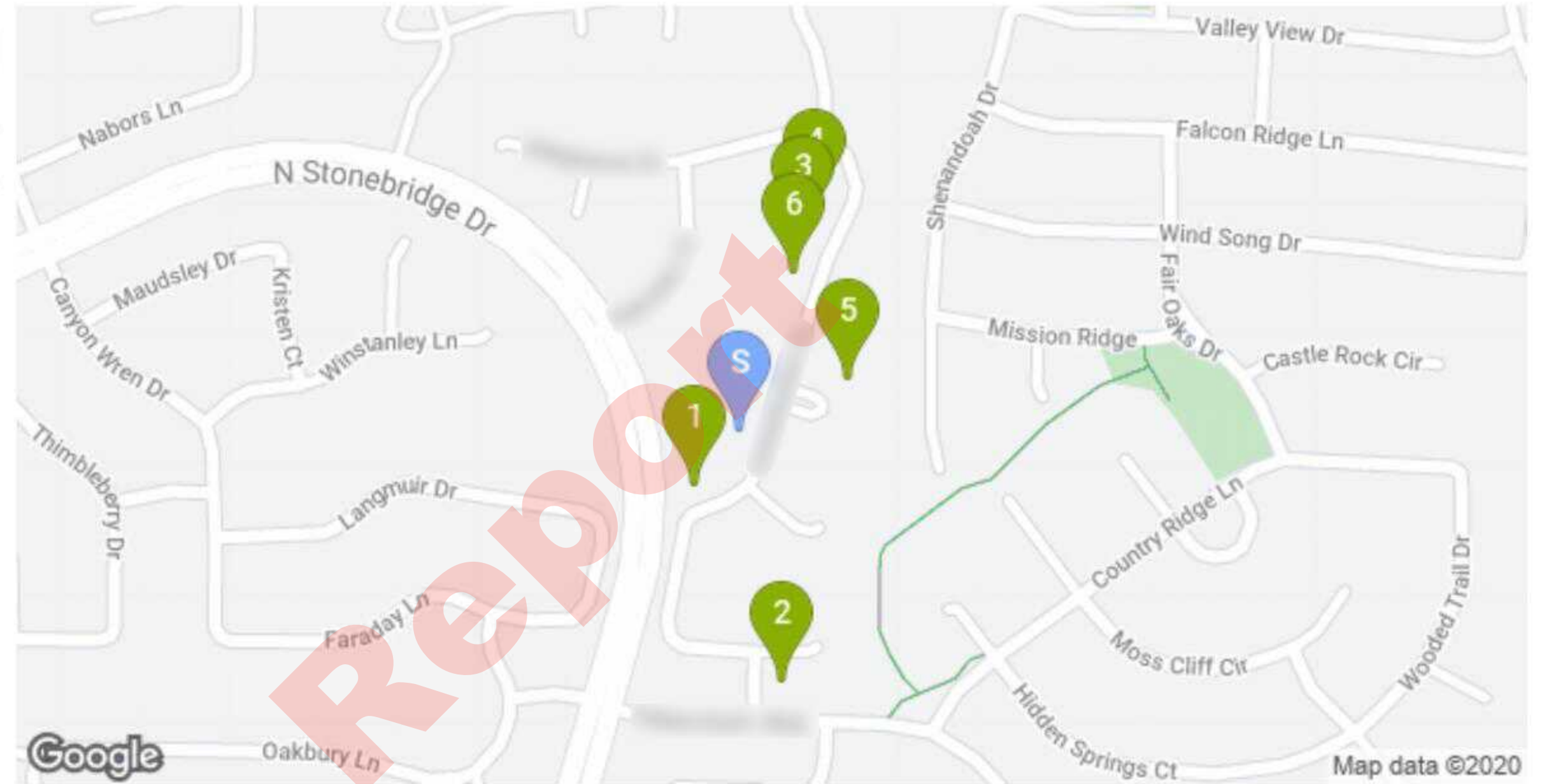
Median % Change (YoY)



MARKET VALUE SECTION - SUMMARY

Collin CAD Account #: [REDACTED]

AVERAGE ADJUSTED SALE PRICE \$419,708



#	Close Price	Close Date / Type	Neighborhood	Quality	Size	Year Built	Eff. Year Built	Pool	Land	Adj. Sale Pr.
S	N/A	N/A	S8075	RF12	3,289	2007	2007	N	\$97,750	N/A
1	\$453,000	Aug 2018 / Indv. ●●●	S8075 ●●●	RF12 ●●●	3,009 ●●●	2007 ●●●	2007 ●●●	N ●●●	\$102,149 ●●●	\$438,352
2	\$430,000	May 2018 / Indv. ●●●	S8075 ●●●	RF12 ●●●	3,263 ●●●	2008 ●●●	2008 ●●●	N ●●●	\$89,250 ●●●	\$413,242
3	\$500,000	Aug 2018 / Indv. ●●●	S8075 ●●●	RF12 ●●●	3,559 ●●●	2006 ●●●	2006 ●●●	Y ○○○	\$102,638 ●●●	\$415,401
4	\$479,000	Jul 2018 / Indv. ●●●	S8075 ●●●	RF12 ●●●	2,836 ○○○	2007 ●●●	2007 ●●●	Y ○○○	\$102,638 ●●●	\$463,319
5	\$475,000	Jun 2017 / Indv. ○○○	S8075 ●●●	RF12 ●●●	3,551 ●●●	2006 ●●●	2006 ●●●	N ●●●	\$110,500 ●●●	\$429,917
6	\$352,000	Jan 2018 / Indv. ○○○	S8075 ●●●	RF12 ●●●	2,681 ○○○	2005 ●●●	2005 ●●●	N ●●●	\$102,638 ●●●	\$358,014

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

MARKET VALUE SECTION - COMPARABLE GRID

Collin CAD Account #:

The average adjusted sale price of six comps: **\$419,708**

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6	
Account							
Nbhd Code	S8075	S8075	S8075	S8075	S8075	S8075	
Street #							
Street Name							
Main Improvement							
Percent Complete	100%	100%	100%	100%	100%	100%	
Building Quality	RF12	RF12	RF12	RF12	RF12	RF12	
Living SQFT	3,289	3,009	3,263	3,559	2,836	3,551	
Year Built	2007	2007	2008	2006	2007	2006	
Stories	2	2	2	2	2	2	
Bedrooms	4	4	4	4	4	3	
Full / Half Baths	4 / 0	3 / 0	3 / 1	3 / 0	3 / 0	3 / 0	
Fireplaces	2	1	1	1	1	1	
Effective Year Built	2007	2007	2008	2006	2007	2006	
Addl. Improvements							
Attached Garage	(521 sqft; \$19,427)	(435 sqft; \$16,219)	(519 sqft; \$19,579)	(564 sqft; \$20,777)	(573 sqft; \$21,365)	(566 sqft; \$20,880)	(435 sqft; \$15,840)
Covered Porch/Patio	(260 sqft; \$6,924)	(153 sqft; \$4,069)	(110 sqft; \$2,962)	(222 sqft; \$5,833)	(160 sqft; \$4,261)	(151 sqft; \$3,977)	(94 sqft; \$2,447)
Pool	N/A	N/A	N/A	(348 sqft; \$17,463)	(300 sqft; \$16,682)	N/A	N/A
Land							
Land Value	\$97,750	\$102,149	\$89,250	\$102,638	\$102,638	\$110,500	\$102,638
Indicated Value							
Sale Price	-	\$453,000	\$430,000	\$500,000	\$479,000	\$474,700	\$352,000
Seller Contributions	-	\$0	\$0	\$0	\$0	\$300	\$0
Sale Price of Real Esta...	-	\$453,000	\$430,000	\$500,000	\$479,000	\$474,400	\$352,000
Net Adjustmetns	-	-\$14,648	-\$16,758	-\$84,599	-\$15,681	-\$44,783	\$6,014
Indicated Value	-	\$438,352	\$413,242	\$415,401	\$463,319	\$429,917	\$358,014

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 - CONDITION COMPARISON

Collin CAD Account #: [REDACTED]

1117 CONSTITUTION DR (Comp #1)

Kitchen

(\$21,000)

This comps kitchen has been completely remodeled, with new cabinets, flooring, appliances and lighting.

Subject

Comp



MARKET VALUE SECTION - CONDITION COMPARISON

Collin CAD Account #: [REDACTED]

1117 CONSTITUTION DR (Comp #1)

Master Bath

(\$17,000)

This comps master bathroom has new cabinets, flooring, appliances and lighting.

Subject

Comp



MARKET VALUE SECTION - CONDITION COMPARISON

Collin CAD Account #: [REDACTED]

[REDACTED] (Comp #2)

Kitchen

(\$20,000)

This comps kitchen has been completely remodeled, with new cabinets, flooring, appliances and lighting.

Subject

Comp



MARKET VALUE SECTION - CONDITION COMPARISON

Collin CAD Account #: [REDACTED]

[REDACTED] (Comp #2)

Master Bath

(\$15,000)

This comps master bathroom has new cabinets, flooring, appliances and lighting.

Subject

Comp



MARKET VALUE SECTION - CONDITION COMPARISON

Collin CAD Account #: [REDACTED]

[REDACTED] (Comp #3)

Kitchen

(\$25,000)

This comps kitchen has been completely remodeled, with new cabinets, flooring, appliances and lighting.

Subject

Comp



MARKET VALUE SECTION - CONDITION COMPARISON

Collin CAD Account #: [REDACTED]

[REDACTED] (Comp #3)

Master Bath

(\$23,000)

This comps master bathroom has new cabinets, flooring, appliances and lighting.

Subject

Comp



MARKET VALUE SECTION - CONDITION COMPARISON

Collin CAD Account #: [REDACTED]

1413 CONSTITUTION DR (Comp #4)

Kitchen

(\$25,000)

This comps kitchen has been completely remodeled, with new cabinets, flooring, appliances and lighting.

Subject

Comp



MARKET VALUE SECTION - CONDITION COMPARISON

Collin CAD Account #: [REDACTED]

[REDACTED] (Comp #5)

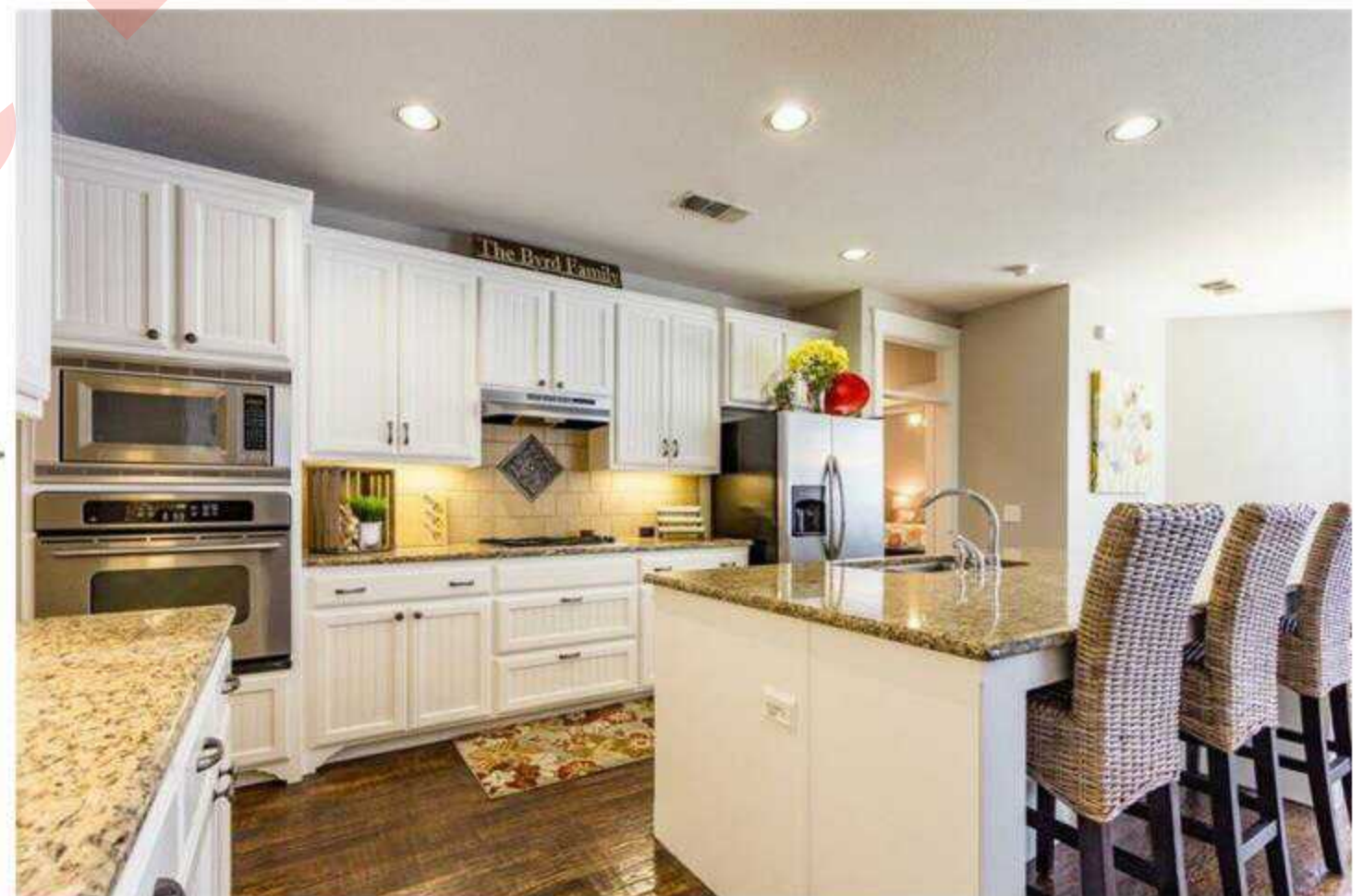
Kitchen

(\$23,000)

This comps kitchen has been completely remodeled, with new cabinets, flooring, appliances and lighting.

Subject

Comp



MARKET VALUE SECTION - CONDITION COMPARISON

Collin CAD Account #:

(Comp #6)

Kitchen

(\$25,000)

This comps kitchen has been completely remodeled, with new cabinets, flooring, appliances and lighting.

Subject

Comp



MARKET VALUE SECTION - CONDITION COMPARISON

Collin CAD Account #:

1401 CONSTITUTION DR (Comp #6)

Master Bath

(\$15,000)

This comps master bathroom has new cabinets, flooring, appliances and lighting.

Subject

Comp



MARKET VALUE SECTION - COMP ADJUSTMENT DETAILS

Collin CAD Account #: 0000000000

1117 CONSTITUTION DR (Comp #1)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	3,009	\$17,360
Effective Age	12	12	\$0*
Condition Adjustments (Homeowner)			(\$38,000)**

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$102,149	(\$4,399)

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$16,219	\$3,208
Covered Porch/Patio	\$15,647	\$8,464	\$7,183

Condition Adjustments (Homeowner)

Line Item	Adjustment
Kitchen	(\$21,000)
Master Bath	(\$17,000)
TOTAL	(\$38,000)

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

Collin CAD Account #: [REDACTED]

2023 REPUBLIC DR (Comp #2)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	3,263	\$1,612
Effective Age	12	11	(\$3,000)*
Condition Adjustments (Homeowner)			(\$35,000)**

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$89,250	\$8,500

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$19,579	(\$152)
Covered Porch/Patio	\$15,647	\$7,365	\$8,282

Condition Adjustments (Homeowner)

Line Item	Adjustment
Kitchen	(\$20,000)
Master Bath	(\$15,000)
TOTAL	(\$35,000)

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

Collin CAD Account #: 000000

1400 CONSTITUTION DR (Comp #3)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	3,559	(\$16,740)
Effective Age	12	13	\$3,000*
Condition Adjustments (Homeowner)			(\$48,000)**

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$102,638	(\$4,888)

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$20,777	(\$1,350)
Covered Porch/Patio	\$15,647	\$11,805	\$3,842
Pool	\$0	\$17,463	(\$17,463)

Condition Adjustments (Homeowner)

Line Item	Adjustment
Kitchen	(\$25,000)
Master Bath	(\$23,000)
TOTAL	(\$48,000)

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

Collin CAD Account #: 0000000000

1413 CONSTITUTION DR (Comp # 4)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	2,836	\$28,086
Effective Age	12	12	\$0*
Condition Adjustments (Homeowner)			(\$25,000)**

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$102,638	(\$4,888)

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$21,365	(\$1,938)
Covered Porch/Patio	\$15,647	\$10,906	\$4,741
Pool	\$0	\$16,682	(\$16,682)

Condition Adjustments (Homeowner)

Line Item	Adjustment
Kitchen	(\$25,000)
TOTAL	(\$25,000)

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

Collin CAD Account #: [REDACTED]

1804 ANTHONY CT (Comp #5)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	3,551	(\$16,244)
Effective Age	12	13	\$3,000*
Condition Adjustments (Homeowner)			(\$23,000)**

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$110,500	(\$12,750)

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$20,880	(\$1,453)
Covered Porch/Patio	\$15,647	\$6,983	\$8,664

Condition Adjustments (Homeowner)

Line Item	Adjustment
Kitchen	(\$23,000)
TOTAL	(\$23,000)

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

Collin CAD Account #:

14651 CONSTITUTION DR (Comp #6)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	2,681	\$37,696
Effective Age	12	14	\$7,000*
Condition Adjustments (Homeowner)			(\$40,000)**

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$102,638	(\$4,888)

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$15,840	\$3,587
Covered Porch/Patio	\$15,647	\$6,028	\$9,619

Condition Adjustments (Homeowner)

Line Item	Adjustment
Kitchen	(\$25,000)
Master Bath	(\$15,000)
TOTAL	(\$40,000)

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.

Condition Summary

Collin CAD Account #: [REDACTED]

NEEDED REPAIRS

\$27,975

Item	# Images	Estimate	Cost
Roof	4	Yes	\$10,500
Fireplace/Chimney	2	Yes	\$5,575
Foundation	4	Yes	\$11,900
			\$27,975

Sample Report

CONDITION ADJUSTMENT DETAILS

Collin CAD Account #: [REDACTED]

Roof (Repair)

\$10,500

The roof has some severe damage and there are leaks in several locations. The roof needs to be replaced as 60% of the tiles are either pulling up or starting to curling. I have attached an estimate on the cost of the roof replacement.



Tile are starting to pull away and there are leaks into the attic from this spot.



Another location where the tiles are pulled up and exposing the tar paper underneath.



Tile are starting to curl up in multiple locations.



Tile are starting to curl up in multiple locations.

CONDITION ADJUSTMENT DETAILS

Collin CAD Account #: [REDACTED]

Fireplace/Chimney (Repair)

\$5,575

The chimney has a crack from the roof line to the top of the chimney and needs to be taken down and replaced. The cracks in some places have split the brick as well as the concrete between the bricks I have attached a copy of an estimate on having the chimney replaced, includes the necessary work on the roof.



The chimney is cracked from the roof to the top of the chimney.



The bricks have split as well, showing that the base of the chimney is not properly supporting the chimney.

Sample

CONDITION ADJUSTMENT DETAILS

Collin CAD Account #: [REDACTED]

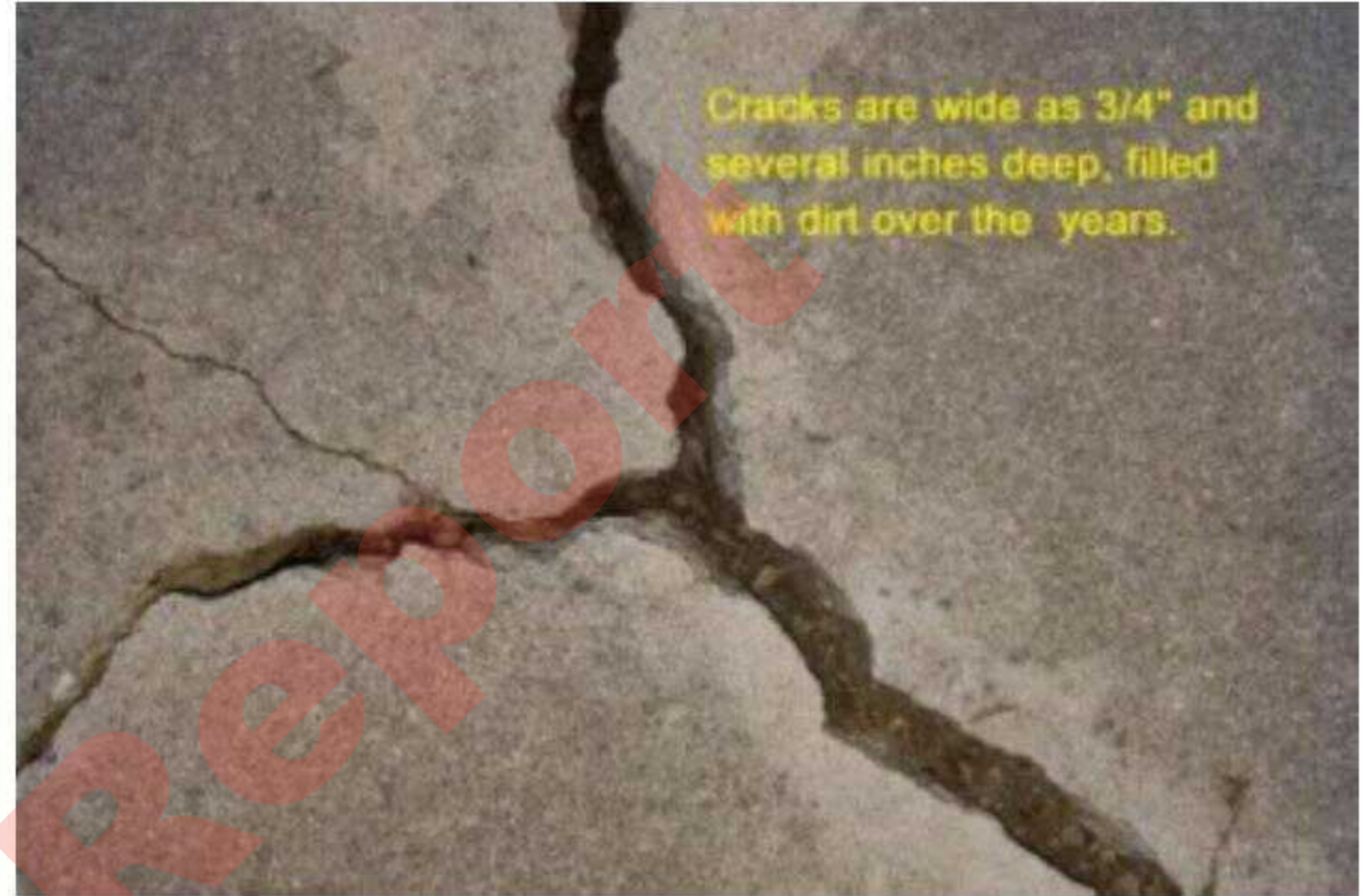
Foundation (Repair)

\$11,900

The foundation is severe need of repair. There are crack running the full length of the driveway and in several places throughout the house, in the ceilings and around door frames. I have attached an estimate for the cost of the repairs to the foundation. This estimate does not include the cost to repair the driveway or the interior cracks, estimated cost on these are \$5,000.



Cracks from the street all the way to the garage door.



Here you can see these cracks are quite wide, 3/4 of an inch and filling in with dirt.



Crack in the ceiling and the crown molding in several areas.



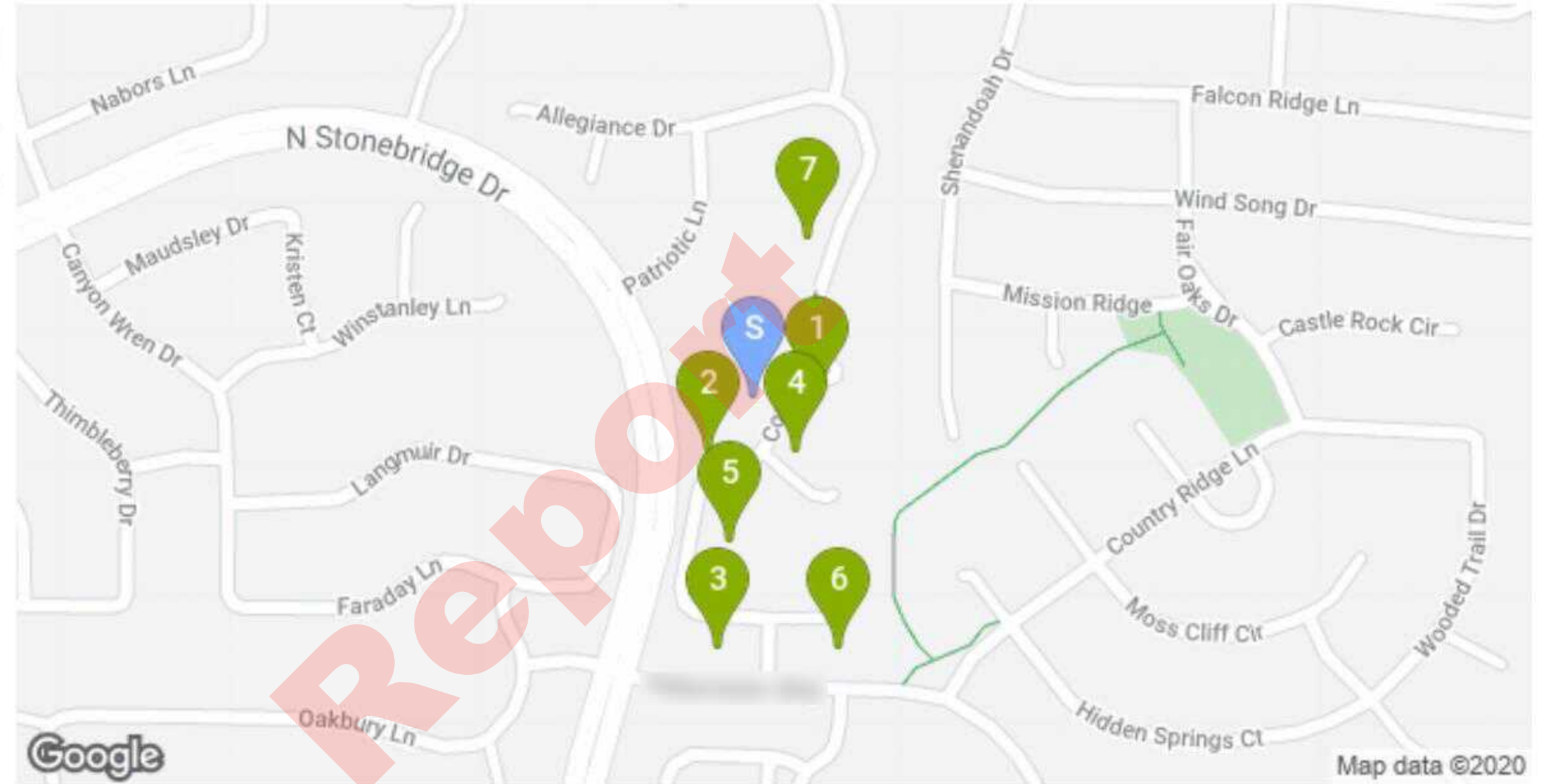
There are several doorways with cracks.

EQUAL & UNIFORM VALUE SECTION - SUMMARY

Collin CAD Account #: [REDACTED]

MEDIAN ADJUSTED MARKET VALUE

\$462,059



#	Account Number	Address
S	[REDACTED]	[REDACTED]
1	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]
3	[REDACTED]	[REDACTED]
4	[REDACTED]	[REDACTED]
5	[REDACTED]	[REDACTED]
6	[REDACTED]	[REDACTED]
7	[REDACTED]	[REDACTED]

#	Total Market Value	Neighborhood	Quality	Size	Year Built	Eff. Year Built	Pool	Land	Adj. Market Value
S	\$474,962	S8075	RF12	3,289	2007	2007	N	\$97,750	N/A
1	\$432,989	S8075	RF12	2,949	2006	2006	N	\$93,500	\$467,576
2	\$442,376	S8075	RF12	3,009	2007	2007	N	\$102,149	\$465,728
3	\$423,620	S8075	RF12	2,836	2007	2007	N	\$89,250	\$463,009
4	\$419,263	S8075	RF12	2,712	2007	2007	N	\$102,000	\$462,059
5	\$416,215	S8075	RF12	2,807	2005	2005	N	\$92,863	\$462,024
6	\$412,720	S8075	RF12	2,821	2006	2006	N	\$85,000	\$462,004
7	\$408,112	S8075	RF12	2,681	2005	2005	N	\$102,638	\$461,126

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

EQUAL & UNIFORM VALUE SECTION - COMPARABLE GRID

Collin CAD Account #:

The median adjusted market value of seven comps: **\$462,059**

Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6	Comp 7	
Account								
Nbhd Code	S8075	S8075	S8075	S8075	S8075	S8075	S8075	
Street #								
Street Name								
Main Improvement								
Percent Complete	100%	100%	100%	100%	100%	100%	100%	
Building Quality	RF12	RF12	RF12	RF12	RF12	RF12	RF12	
Living SQFT	3,289	2,949	3,009	2,836	2,712	2,807	2,681	
Year Built	2007	2006	2007	2007	2007	2005	2006	
Stories	2	2	2	2	2	2	2	
Bedrooms	4	4	4	4	4	4	4	
Full / Half Baths	4 / 0	3 / 0	3 / 0	3 / 0	3 / 0	3 / 1	3 / 0	
Fireplaces	2	1	1	1	1	1	1	
Effective Year Built	2007	2006	2007	2007	2007	2005	2006	
Addl. Improvements								
Attached Garage	(521 sqft; \$19,427)	(561 sqft; \$20,692)	(435 sqft; \$16,219)	(573 sqft; \$21,365)	(473 sqft; \$17,637)	(634 sqft; \$23,106)	(561 sqft; \$20,697)	(435 sqft; \$15,840)
Covered Porch/Patio	(260 sqft; \$6,924)	(161 sqft; \$4,240)	(153 sqft; \$4,069)	(250 sqft; \$6,645)	(94 sqft; \$2,503)	(190 sqft; \$4,935)	(165 sqft; \$4,346)	(94 sqft; \$2,447)
Enclosed Porch	N/A	N/A	N/A	N/A	N/A	N/A	(150 sqft; \$5,513)	N/A
Land								
Land Value	\$97,750	\$93,500	\$102,149	\$89,250	\$102,000	\$92,863	\$85,000	\$102,638
Indicated Value								
Market Value	-	\$432,989	\$442,376	\$423,620	\$419,263	\$416,215	\$412,720	\$408,112
Net Adjustmetns	-	\$34,587	\$23,352	\$39,389	\$42,796	\$45,809	\$49,284	\$53,014
Indicated Value	-	\$467,576	\$465,728	\$463,009	\$462,059	\$462,024	\$462,004	\$461,126

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 VALUE SECTION - COMP ADJUSTMENT DETAILS

Collin CAD Account #: [REDACTED]

1200 CONSTITUTION DR (Comp #1)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	2,949	\$21,080
Effective Age	12	13	\$3,000

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$93,500	\$4,250

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$20,692	(\$1,265)
Covered Porch/Patio	\$15,647	\$8,125	\$7,522

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.

EQUAL & UNIFORM VALUE SECTION - COMP ADJUSTMENT DETAILS

Collin CAD Account #: [REDACTED]

1117 CONSTITUTION DR (Comp #2)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	3,009	\$17,360
Effective Age	12	12	\$0

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$102,149	(\$4,399)

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$16,219	\$3,208
Covered Porch/Patio	\$15,647	\$8,464	\$7,183

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.

EQUAL & UNIFORM VALUE SECTION - COMP ADJUSTMENT DETAILS

Collin CAD Account #: [REDACTED]

[REDACTED] (Comp #3)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	2,836	\$28,086
Effective Age	12	12	\$0

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$89,250	\$8,500

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$21,365	(\$1,938)
Covered Porch/Patio	\$15,647	\$10,906	\$4,741

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.

EQUAL & UNIFORM VALUE SECTION - COMP ADJUSTMENT DETAILS

Collin CAD Account #: [REDACTED]

1200 CONSTITUTION DR (Comp #4)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	2,712	\$35,774
Effective Age	12	12	\$0

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$102,000	(\$4,250)

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$17,637	\$1,790
Covered Porch/Patio	\$15,647	\$6,165	\$9,482

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.

EQUAL & UNIFORM VALUE SECTION - COMP ADJUSTMENT DETAILS

Collin CAD Account #: [REDACTED]

TYPE CONSTITUTION OR (Comp #5)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	2,807	\$29,884
Effective Age	12	14	\$7,000

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$92,863	\$4,887

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$23,106	(\$3,679)
Covered Porch/Patio	\$15,647	\$7,930	\$7,717

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.

EQUAL & UNIFORM VALUE SECTION - COMP ADJUSTMENT DETAILS

Collin CAD Account #: [REDACTED]

[REDACTED] (Comp #6)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	2,821	\$29,016
Effective Age	12	13	\$3,000

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$85,000	\$12,750

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$20,697	(\$1,270)
Covered Porch/Patio	\$15,647	\$4,346	\$11,301
Enclosed Porch	\$0	\$5,513	(\$5,513)

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.

EQUAL & UNIFORM VALUE SECTION - COMP ADJUSTMENT DETAILS

Collin CAD Account #: [REDACTED]

1405 CONSTITUTION DR (Comp #7)

Main Living Space

Line Item	Subject	Comp	Adjustment
Living SQFT (\$62/sqft)	3,289	2,681	\$37,696
Effective Age	12	14	\$7,000

Land

Line Item	Subject	Comp	Adjustment
Land Value	\$97,750	\$102,638	(\$4,888)

Additional Improvements

Line Item	Subject	Comp	Adjustment
Attached Garage	\$19,427	\$15,840	\$3,587
Covered Porch/Patio	\$15,647	\$6,028	\$9,619

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.

JOB INVOICE 17631

HOME & COMMERCIAL SERVICE
 1000 S. W. 10th Ave.
 Ft. Lauderdale, FL 33304
 Phone: (954) 571-1111
 Fax: (954) 571-1112

PHONE	
ORDER NUMBER	CUSTOMER ORDER NUMBER

To: CLINT

DAY WORK	CONTRACT	EXTRA
JOB NAME / NUMBER		
JOB LOCATION		
JOB PHONE	STARTING DATE	

REP: J.G.

703

QUANTITY	DESCRIPTION OF WORK	UNIT PRICE	AMOUNT
	SUPPLY LABOR & MATERIALS TO:		
	• REMOVE METAL B-VENT CHIMNEY ON REAR OF HOUSE		
	• REMOVE (1) ONE CINDER BLOCK FROM FOUNDATION WALL AND INSTALL (1) ONE NEW CINDER BLOCK. (POSSIBLY TWO BLOCKS)		
	• REPAIR APPROXIMATELY (3) THREE SQ. FT. OF ROOF SHEATH WHERE CHIMNEY VENT PASSES THROUGH ROOF.		
	• PATCH ROOF SHINGLES (APPROX 3 SQ. FT.) ON ROOF REPAIR. MATCH SHINGLES AS BEST AS POSSIBLE. NEW SHINGLES WILL NOT BE SAME COLOR AS EXISTING ROOF.		
	• PATCH CINDER BLOCK WHERE DRAIN PIPE EXITS EXITS HOUSE WITH CEMENT		

I authorize the above described work to be done at the estimated price of \$X. Technicians not responsible for drywall damage or repair. I understand that any variations of the above described work will be considered a change order & subject to additional charges. Any start costs is the responsibility of the customer. Price does not include permit or permit fees if needed. Any balance due beyond 30-days is subject to a 10% APR charge. Returned check charge is \$35.00. Price doesn't include permits or inspection fees. All deposits are non-refundable.

AUTHORIZED SIGNATURE

X _____
 HOMEOWNER OR AUTHORIZED AGENT

AUTHORIZED SIGNATURE
 I HEREBY ACKNOWLEDGE THE SATISFACTORY COMPLETION OF THE ABOVE DESCRIBED WORK

HOMEOWNER OR AUTHORIZED AGENT

TOTAL: \$5,600.⁰⁰

DISCOUNT \$25.⁰⁰ GAS CAR

BALANCE DUE

Thank You TOTAL \$5,575.⁰⁰



NAME MICHAEL COOK ESTIMATOR RYAN WILLIAMS
 ADDRESS ~~2370 CHERRYWOOD DR~~ CITY GARLAND ZIP 75040
 PHONE _____ EMAIL _____
 Date of Inspection 1/11/11 Potential Start Date _____

BC = BRICK CRACK
 WS = WINDOW SEPARATION
 O = STI PIER

FINANCE: \$6,900.00
 -
 24 MONTHS

 \$287.50

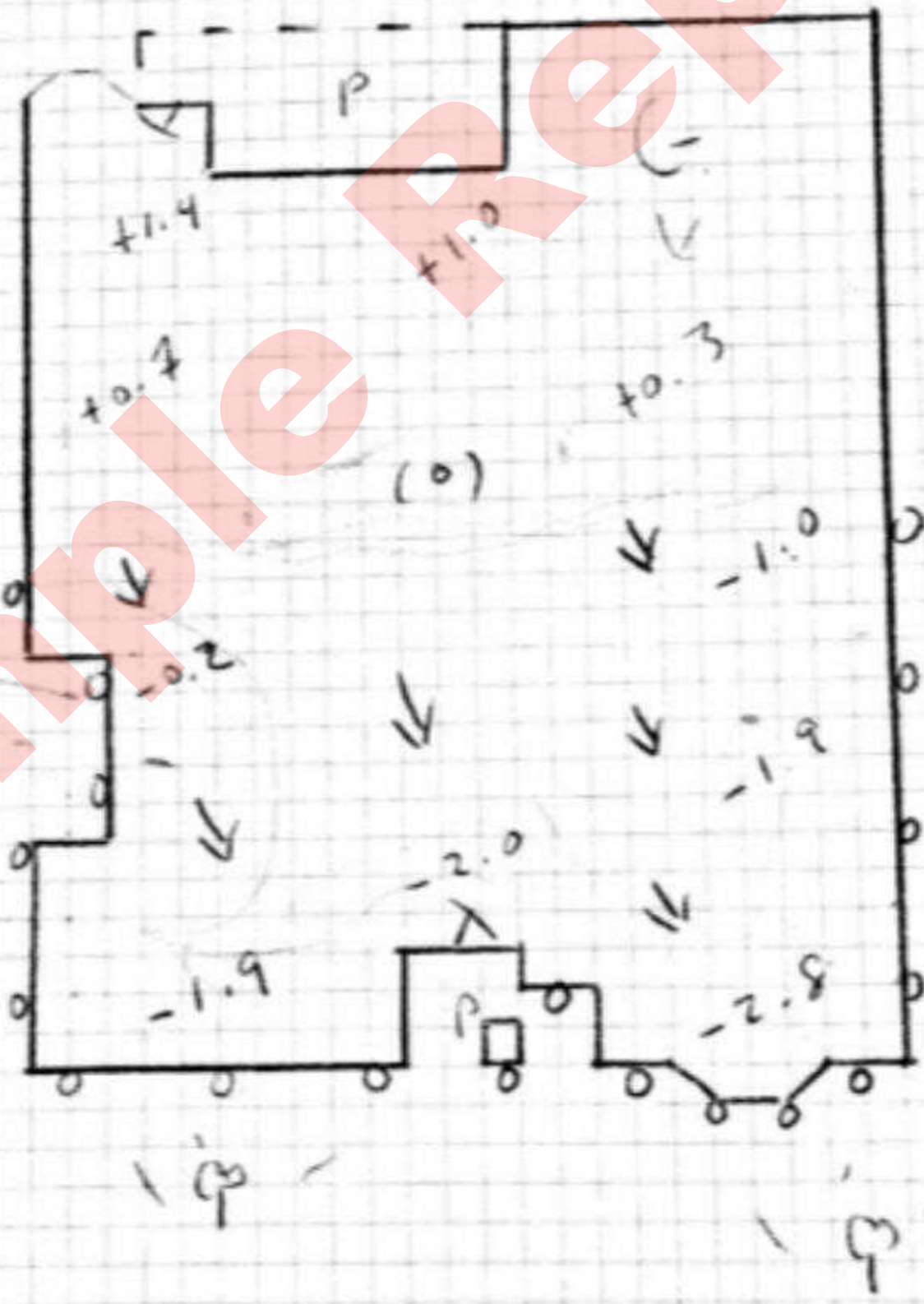


DIAGRAM NOT TO SCALE

REMARKS: SETTLEMENT TOWARDS FRONT OF HOME. STABILIZATION NEEDED.

CENGINEER REPORT: \$450.00	TOTAL: \$6,900.00
COST ANALYSIS: POST LEAK TEST: \$150.00	-15% 30 DAYS
PIERS = 18 X STI = \$4300.00	\$5,865.00
	Includes mortar: crack