

Residential						
Appraisal						
R700001		Legal Windy Meadows, Block B, Lot 20		Owner Situs Hawkinsly, Brian & Cheryl 625 Orange blossom, Round Rock, TX 74562		Tax Year 2011 As Of Page Not Versioned
Selection Method: TX Livable Area and Class Method						Print Report
QuickRefID	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Property Number	R700001	R700025	R700067	R700200	R700252	R700186
Situs Address	625 Orange Blossom	432 Peach	228 Orange Blossom	118 Pine	518 Orange Blossom	248 Willow
Nbhd Code	R418507E	R418507E	R418507E	R418507E	R418507E	R418507E
Class	R4	R4	R4	R4	R4	R4
Square Feet	2320	2320	2322	2327	2312	2330
Year Built	2004	2002	2005	2003	2004	2002
Nbhd Factor	86.00	86.00	86.00	86.00	86.00	86.00
Unit Price	67.93	67.93	67.93	67.93	67.93	67.93
% Good	99.00	97.00	99.00	99.00	99.00	97.00
Adj Unit Price	57.84	56.67	57.84	57.84	57.84	56.67
Imp Value	148221	144858	148251	149808	150476	167611
NonMA Imp Value	14032.00	13384.00	13947.00	15214.00	16750.00	35570.00
Land Value	38500	38500	43200	38500	38500	38500
Total Appr Value	186721	183358	191451	188308	188976	206111
Land Adj	0	0	-4700	0	0	0
NonMA Imp Adj	0	212	86	-1182	-2716	-21978
Unit Price Adj	0.00	1.17	0.00	0.00	0.00	1.17
Adj Value Per Sqft	80.48	80.48	80.46	80.42	80.56	80.39
Adj Value	186713.60	186713.60	186667.20	186574.40	186899.20	186504.80

Equity Grid Explained

Modeled for Texas Property Tax Code section: 41.43 (b) "A protest on the ground of unequal appraisal of property shall be determined in favor of the protesting party unless the appraisal district establishes that: (3) "the appraised value of the property is equal to or less than the median appraised value of a reasonable number of comparable properties appropriately adjusted."

5 or 10 properties may be selected.

Properties are selected from the same market area, also known as neighborhood code, as the subject property, and similarity in class and square footage is also considered.

Property specific information is identified on the equity grid:

QuickRefID-WCAD property identification number

Situs Address- Physical location of a property

Nbhd Code- Neighborhood Code. Code used to identify a defined grouping of properties with similar market characteristics and trends

Class- Overall quality rating of the residence

Square Feet- Calculated square footage of the liveable area of the residence based on outside measurements rounded to the nearest foot

Year Built- Year the residence was constructed

Nbhd Factor- Neighborhood Factor. Value modifier derived from yearly sales within the defined Nbdh code

Unit Price- Unit price from table that correlates with the class and square feet of the residence

% Good- Percent Good. Depreciation percentage applied to the residence, i.e. 90 would indicate 90% good, or that there is 10% depreciation

Adj Unit Price- Adjusted Unit Price. $(\text{Unit Price}) * (\text{Nbhd Factor} / 100) * (\% \text{ Good} / 100)$

Imp Value- Improvement Value. Total value for all structures on the property

NonMA Imp Value- Value associated with property segments that are not Main Area (Garage, porch, site improvement, pool, etc.)

$\text{Imp Value} - (\text{Adj Unit Price} * \text{Square Feet})$

Land Value- Value of lot of acreage

Total Appr Value- Total appraised market value of the property

Adjustments to the comparables are identified:

Land Adj- Value difference between the subject and comparable land values

NonMa Imp Adj- Value difference between the subject and comparable NonMa Imp values

Unit Price Adj- Value difference in the Adj Unit Price between the subject and comparable as a result of size and/or class difference

Adj Value Per Sqft- Result after Land and NonMa adjustments are applied, value is translated to a price/square foot, and the Unit Price Adj is applied.

$((\text{Total Appr Value} +/- \text{Land Adj} +/- \text{NonMa Imp Adj}) / \text{Square Feet}) +/- \text{Unit Price Adj}$

Adj Value- $(\text{Adj Value Per Sqft}) * (\text{Subject Property Square Feet})$

If the median of the resulting Adj Values of the comparables is below the noticed appraised value of the subject, the value of the subject is lowered to the median.