



Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
QuickRefID					
Property Number					
Situs Address					
Nbhd Code	G896505C	G896505C	G896505C	G896505C	G896505C
Class	R5	R5	R5	R5	R5
Square Feet	2070	2070	2070	2070	2070
Year Built	2005	2003	2003	2004	2004
Nbhd Factor	144.00	144.00	144.00	144.00	144.00
Unit Price	87.84	87.84	87.84	87.84	87.84
% Good	97.00	96.00	96.00	96.00	96.00
Adj Unit Price	122.69	121.43	121.43	121.43	121.43
Imp Value	298989	294729	290791	290704	294365
NonMA Imp Value	45011	43369	39431	39344	43005
Land Value	44200	76000	76000	60100	76000
Total Appr Value	343189	370729	366791	350804	370365
Land Adj		-31800	-31800	-15900	-31800
NonMA Imp Adj		1642	5580	5667	2006
Unit Price Adj		1.26	1.26	1.26	1.26
Adj Value Per Sqft		165.79	165.79	165.79	165.79
Adj Value		343185	343185	343185	343185
% Diff		0.0018	0.0018	0.0018	0.0018

Median Adjusted Value: 343,185

**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 Nbhd 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. (Unit Price)\*(Nbhd Factor/100)\*(% 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 such as, Garage, porch, site improvement, pool, etc. (Sum of all Non-MA segment appraised value)
- 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. ((Total Appr Value +/- Land Adj +/- NonMa Imp Adj)/Square Feet)+/- Unit Price Adj
- Adj Value**- (Adj Value Per Sqft)\*(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.