2025 Sales Grid Explanation

M A R K E T A R E A S								
	LWMRA	WRRKMRA	CDMRA	WGTMRA	RREHMRA	SSMRA	JNWMRA	TFEMRA
Total # of Accounts in Market Area	51,847	34,828	12,377	31,131	57,671	9,300	7,024	1,824
Total # of Sales	2,051	875	556	1,855	2,227	471	630	86
Variables	Coefficients	Coefficients	Coefficients	Coefficients	Coefficients	Coefficients	Coefficients	Coefficients
Location (NBHDVar)	276589.7155	86515.8803	220487.9535	204399.9049	107604.4726	299141.6647	139804.8636	117402.5134
Land Value (LV)	1	1	1	1	1	1	1	1
Size/Class SEGCLASSFACTVAR)	102.2669	110.4906	115.2141	80.0385	89.7410	125.8778	84.9023	73.4605
Depreciation (Age)	-1386.3417	-1390.965	-875.3314	-1303.0225	-1319.5358	-1390.9650	-973.5338	-1033.8949
Garage (GARAGEVAR)	24.6028	24.6028	24.6028	24.4254	24.6028	24.6028	24.6028	24.6028
Open Porch (OPNPRCHVAR)	39.7119	39.3792	39.3792	39.3792	37.7251	40.0446	40.0446	40.0446
Deck (DeckVAR)	39.9648	41.9646	40.3853	41.9646	39.9648	41.9646	39.9648	39.9648
Patio (PATIOVAR)	37.6182	37.6182	37.6182	37.6182	36.0607	37.6182	37.6182	37.6182
PoolVARSQFT	112.3861	112.3861	112.3861	112.3861	112.3861	105.4661	112.3861	112.3861
Fireplace	14864.6613	14864.6613	14864.6613	14864.6613	14864.6613	14864.6613	14864.6613	14244.8755
Misc. (NonMA_RCN_Other)	1	1	1	1	1	1	1	1
CONST	-151227.8207	75829.5742	-179491.1042	-33911.2843	29422.5774	-232474.5909	-37122.243	23659.0078

Coefficients: WCAD has identified market areas for analysis through MRA utilizing eleven property characteristics as variables in the development of a specified valuation model. The resulting model can be used for either estimating market values or determining adjustments to apply for differences when comparing sold to unsold properties. The model is shown above and identifies the property characteristics utilized as variables in the market value analysis along with their corresponding coefficients which are used in a sales comparison grid to establish value.

Unit Price Scale:" A unit price scale was developed using the median unit price per classification of the build. This was used in modeling the size and classification of home.

Texas Tax Code § 23.0101. Consideration of Alternate Appraisal Methods: "In determining the market value of property, the chief appraiser shall consider the cost, income, and market data comparison methods of appraisal and use the most appropriate method." In this market area, the Chief Appraiser has determined that the market data comparison is the most accurate method of valuation. The Appraisal Card provided in this evidence packet represents components of value developed in the cost approach to value and is only intended to display property characteristics, as it was not used for the final valuation.

Unit price scale factor

Q6 = .67	R0 = .32	R5 = 1.22
Q8 = .83	R1 = .70	R6 = 1.70
Q10 = 1.00	R2 = .76	R7 = 2.47
Q12 = 1.12	R3 = .83	R8 = 3.12
Q14 = 1.24	R4 = 1.00	

Adjustments	How To Calculate Market Adjustments
Location Adj (NBHDVar)	(Subject NBHD Location Factor - Comparable NBHD Location Factor) * NBHDVar coefficient
Land Value Adj (LV)	Subject Land Value - Comparable Land Value
Size/Class Adj (SEGCLASSFACTVAR)	(Unit price scale factor * Subject Square Foot * SEGCLASSFACTORVAR) – (Unit price scale factor * Comparable Square Foot * SEGCLASSFACTORVAR)
Depreciation Adj	Effective Age = (Appraisal Year 2025 - Eff Year Built). ***Once you have the Age for each property you can calculate the adjustment.*** (Subject Age * Age coefficient) - (Comparable Age *Age coefficient)
Garage Adj (GARAGEVAR)	(Unit price scale factor * Subject Garage SF) - (Unit price scale factor * comparable Garage SF) * GARVAR
Open Porch Adj (OPNPRCHVAR)	(Unit price scale factor * Subject OpenPorch SF) - (Unit price scale factor * comparable OpenPorch SF) *
Deck Adj (DeckVAR)	(Subject Deck SF - Comparable Deck SF) * DECKVAR coefficient
Patio Adj (PATIOVAR)	(Subject Patio SF - Comparable Patio SF) * PATIOVAR coefficient
Pool Adj (PoolVARSQFT)	(Subject Pool Sqft * PoolVARSQFT) - (Comparable Pool sSqft * PoolVARSQFT)
Fireplace Adj	(Subject Fireplace count - Comparable Fireplace count) * Fireplace coefficient
Misc. nonMA Adj (RCN)	Subject Cost of Miscellaneous Improvements (RCN) – Comparable Cost of Miscellaneous Improvements
Weighted Sales Value	See Indicated Value explanation below
Adj Sale Price	Sale Price plus or minus the adjustments explained above
Indicated Value	Final value based on comparable adjusted sale prices, Subject MRA value, and a Weighted Sales Value. Subject MRA value is calculated from the coefficients provided by the model formula. Weighted sales value: $W = 1/\{(M/2)^2 + D^2 + (2M \times P)^2\}$, where M is maximum comparability distance (300), D is comparability index, and P is percentage between sale and adjusted sale price. W is calculated for each sale, then divided by sum of W's for % to apply. Associated % applied to respective sales and then summed. Adjusted sale prices, subject MRA value, and weighted sales value are arrayed and middle three then averaged
Comparability Index	Numeric weights are used to provide a measure of comparability between the subject property and sold properties. Calculated using the sum of square weighted differences between the subject and sold properties and used to select sales most like the subject. Criteria and example located below.
MRA Model Value Estimate	MRA Value = Constant + Land Value + {Unit price scale factor (Property Class "MA") * Property Square Foot * SEGCLASSFACTORVAR} + {(2024 - Property Effective age) * Age} + {Unit price scale factor (Property Class "GA")Property Garage Sqft * GARAGEVAR} + {Unit price scale factor (Property Class "OP")Property Open Porch Sqft * OPNPRCHVAR} + {Property Deck Sqft * DECKVAR} + {Property Patio Sqft * PATIOVAR} + {Property Pool Sqft * PoolVARSQFT} + {Property NBHD Variable * NBHDVar} + {FP count * Fireplace} + Misc.nonMA value

Comparable Selection Criteria

Variable	Type	Weight
Neighborhood Group	Qualitative	150
Neighborhood	Qualitative	100
Class	Qualitative	40
Story Height	Qualitative	20
Age	Quantitative	4
NMFVD	Quantitative	2
TotLivArea	Quantitative	0.2
XCOORDLONG	Quantitative	0.002
YCOORDLAT	Quantitative	0.002

*Qualitative variable gets a difference of 1 if values differ

Example

Variable	Subject	sale	Diff	Weighted	Squared
Neighborhood Group	ERRGRP10	ERRGRP10	0	0	0
Neighborhood	R549699C	R545698D	1	100	10000
Class	R2	R4	1	40	1600
Story Height	2	2	0	0	0
Age	1995	2000	5	20	400
NMFVD	0	5	5	10	100
TotLivArea	2745	2685	60	12	144
XCOORDLONG	-97.5976854	-97.51128937	-0.0863961	-0.000172792	0.0000000298571
YCOORDLAT	30.5147904	30.51128937	0.0035011	0.0000070021	0.0000000000490294

Sum of Squared	12244
Square root	110.6526095
Comparability Index	111

Comp Grid Descriptors:	Data Regarding property specific characteristics and sale information
Quick Ref ID:	WCAD property identifier
Situs Address:	Physical location of the property
Comparability Index	Numeric weights used to provide a measure of comparability between the subject property and sold properties
Neighborhood Code:	Group of properties with similar market characteristics
Acres:	Total acres of single property account (does not include adjoining accounts)
Eff Year Built / Class:	Effective Year Built indicates current condition of property (example: updated); Class indicates quality of construction
Actual Year Built:	Indicates actual age
Living Area SF:	Outside measurement of living area (rounded to nearest foot)
Story Height:	Indicates One- or Two-Story Home
Garage / Porch SF:	Total square footage of attached and/or detached garage. Total square footage of all open porch areas
Deck / Patio:	Total square footage of all decks and/or patios
Pool SF:	Total square footage of pool
Fireplace	Total number of fireplaces
Land Value:	Value of lot or acres
Land Table:	Valuation table associated with a group of land
NBHD Location Factor:	WCAD hierarchy ranking of Neighborhood Codes based upon the median value within each Neighborhood
Sale Date:	Date of sale contract
Sale Price:	Contract Sale Price (Line 101 of settlement statement)
Time Adjusted Sale Price *	Sale price adjusted to the January 1 appraisal date to reflect a slight downward trend in the housing market that was observed in 2024. For more data on the market changes that took place last year and details on the sale price adjustment and appraisal application please visit www.wcad.org/MarketData