



Appraise Homestead

Report for
[Sample Address]

Date:

May 02, 2022

Valuation Report for [SAMPLE ADDRESS]

Summary of Estimates

Last year appraisal (USD)	704,312	Recommended Action Dispute
Current year appraisal (USD)	774,743	
[Sa Yearly Change	10%	
Suggested estimate (USD)	738,912	

HCAD Appraisal Comparison

\$781,906

25th percentile	75th percentile
\$747,933	\$809,211

Confidence Level

Medium

Number of comparables

4

Recent Sale Comparison

\$745,711

25th percentile	75th percentile
\$722,851	\$757,776

Confidence Level

Medium

Number of comparables

3

Current Listing Comparison

\$719,041

25th percentile	75th percentile
\$719,041	\$719,041

Confidence Level

Low

Number of comparables

1

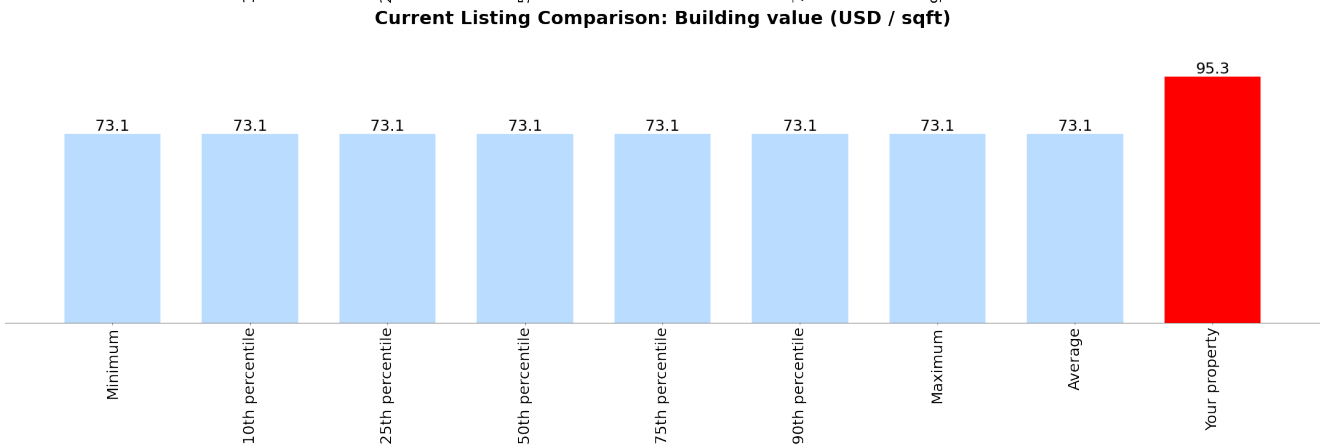
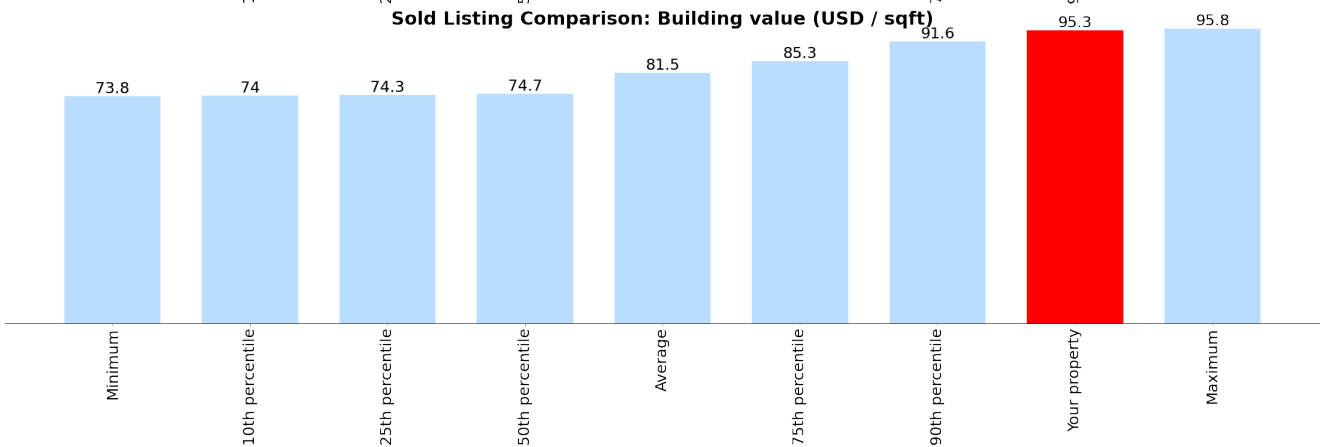
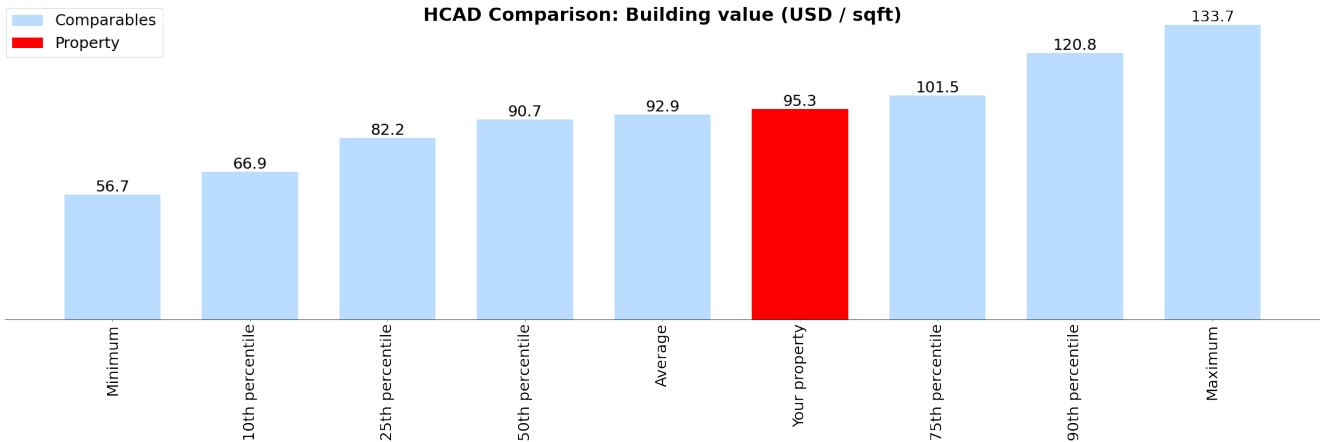
Justification for dispute:

Based on HCAD comparables, we would like to lower our market / appraised value to 738912 USD; The average of the comparables properties has a building value of 79.4 USD/sqft as opposed to 95.3 USD/sqft estimated by HCAD for our property. This is based on an analysis of 3 comparables in my neighborhood, with similar square footage and construction year

Notes:

1. Estimates are based on comparables in your area
2. When available, the comparables have similar dwelling square footage, built year, and remodel year
3. Confidence level depends on number of comparables in your area and availability of comparables
4. Estimates rely on existing information on your property; any changes that have not been reported can impact the value of your property

Valuation Report for [SAMPLE ADDRESS]

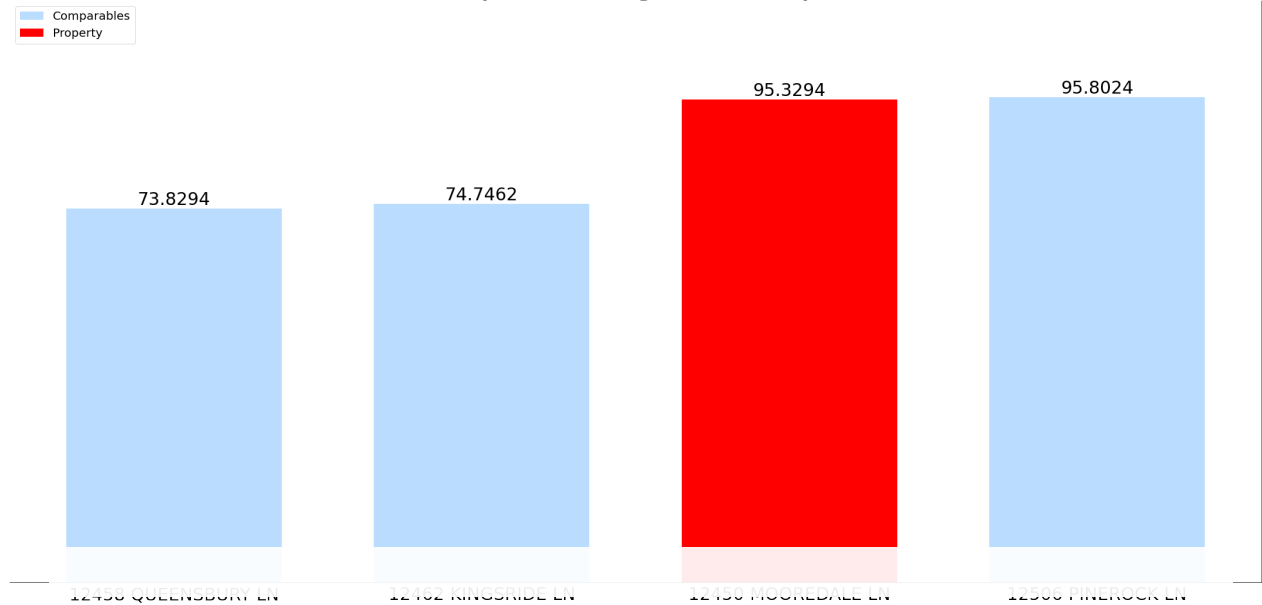


Valuation Report for [SAMPLE ADDRESS]

Based on HCAD comparables, we would like to lower our market / appraised value to 738912 USD; The average of the comparables properties has a building value of 79.4 USD/sqft as opposed to 95.3 USD/sqft estimated by HCAD for our property. This is based on an analysis of 3 comparables in my neighborhood, with similar square footage and construction year

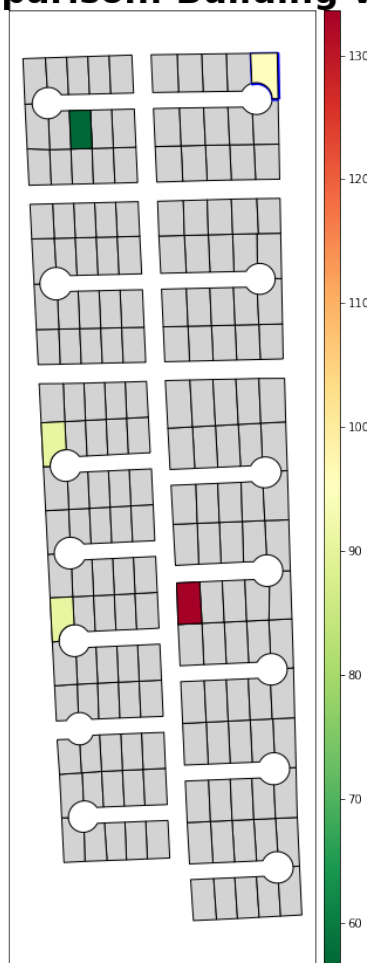
	Land & Features value (USD)		Comparables \$/sqft		Dwelling area (sqft)		Estimated value (USD)
My property	486,948	+	79.3587001	x	3,175	=	738,912

Comparison: Building value (USD / sqft)



Valuation Report for
[SAMPLE ADDRESS]

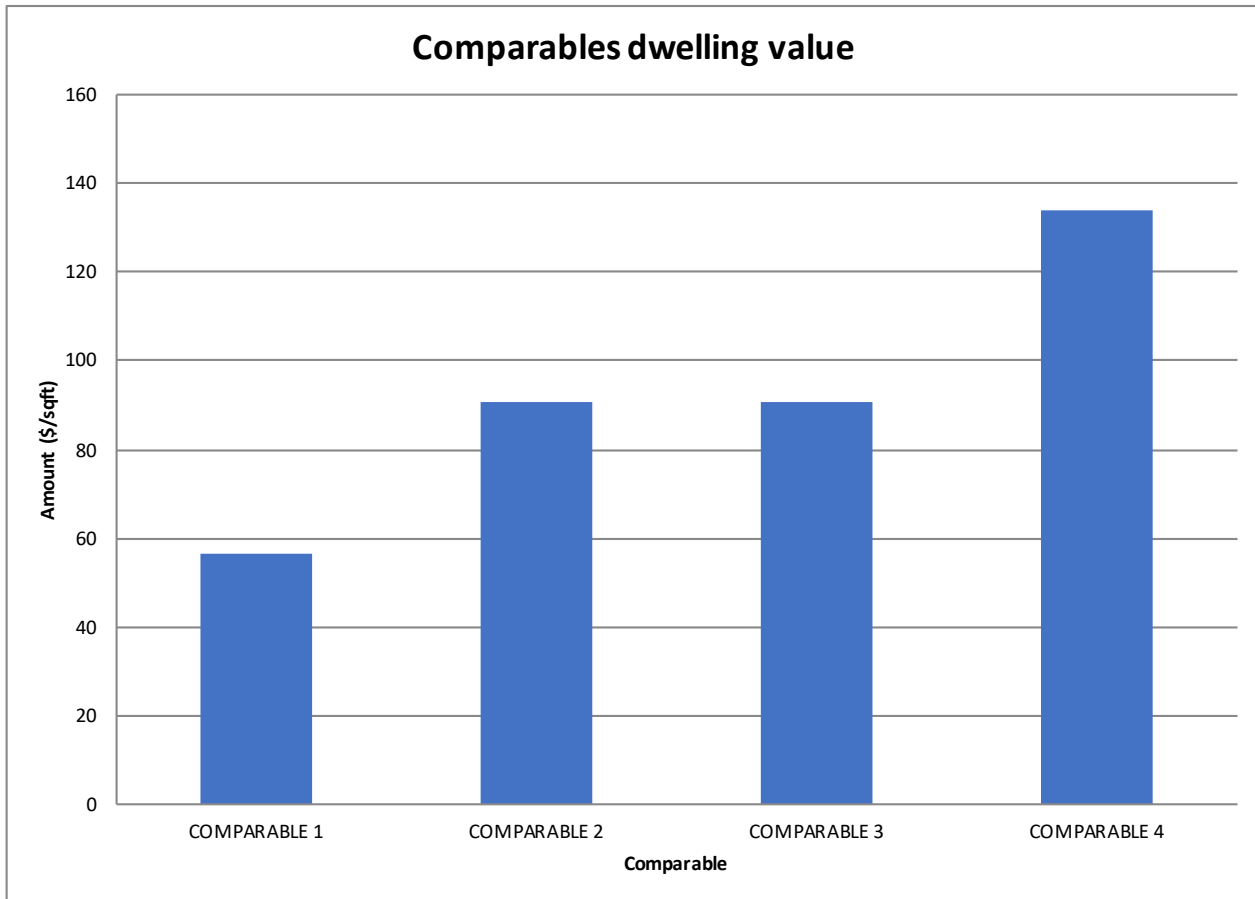
Neighborhood Comparison: Building value (USD / sqft)



Valuation Report for [SAMPLE ADDRESS]

HCAD Appraisal Comparison Details

Your home has been compared against 4 comparables located in the same neighborhood

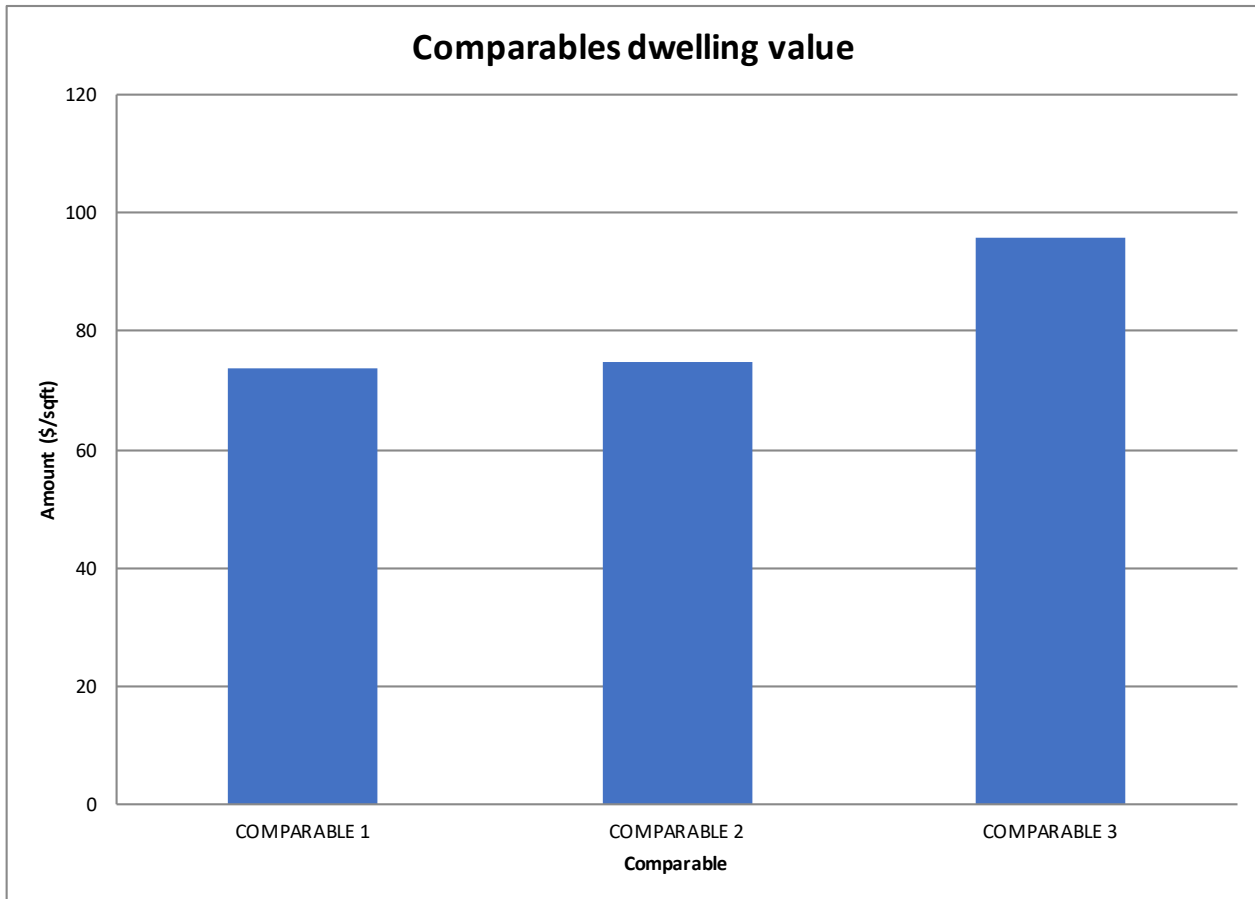


Land & Features value (USD)		Dwelling Comparables Metric	\$/sqft		Dwelling area (sqft)		Appraised value (USD)
		Minimum	56.7				666,971
		10th percentile	66.9				699,356
		25th percentile	82.2				747,933
486,948	+	50th percentile	90.7				774,921
		75th percentile	101.5	x	3,175	=	809,211
		90th percentile	120.8				870,488
		Maximum	133.7				911,446
		Average	92.9				781,906
486,948	+	Your value	95.3	x	3,175	=	789,526

Valuation Report for
[SAMPLE ADDRESS]

Recently Sold Properties Comparison Details

Your home has been compared against 3 comparables located in the same neighborhood

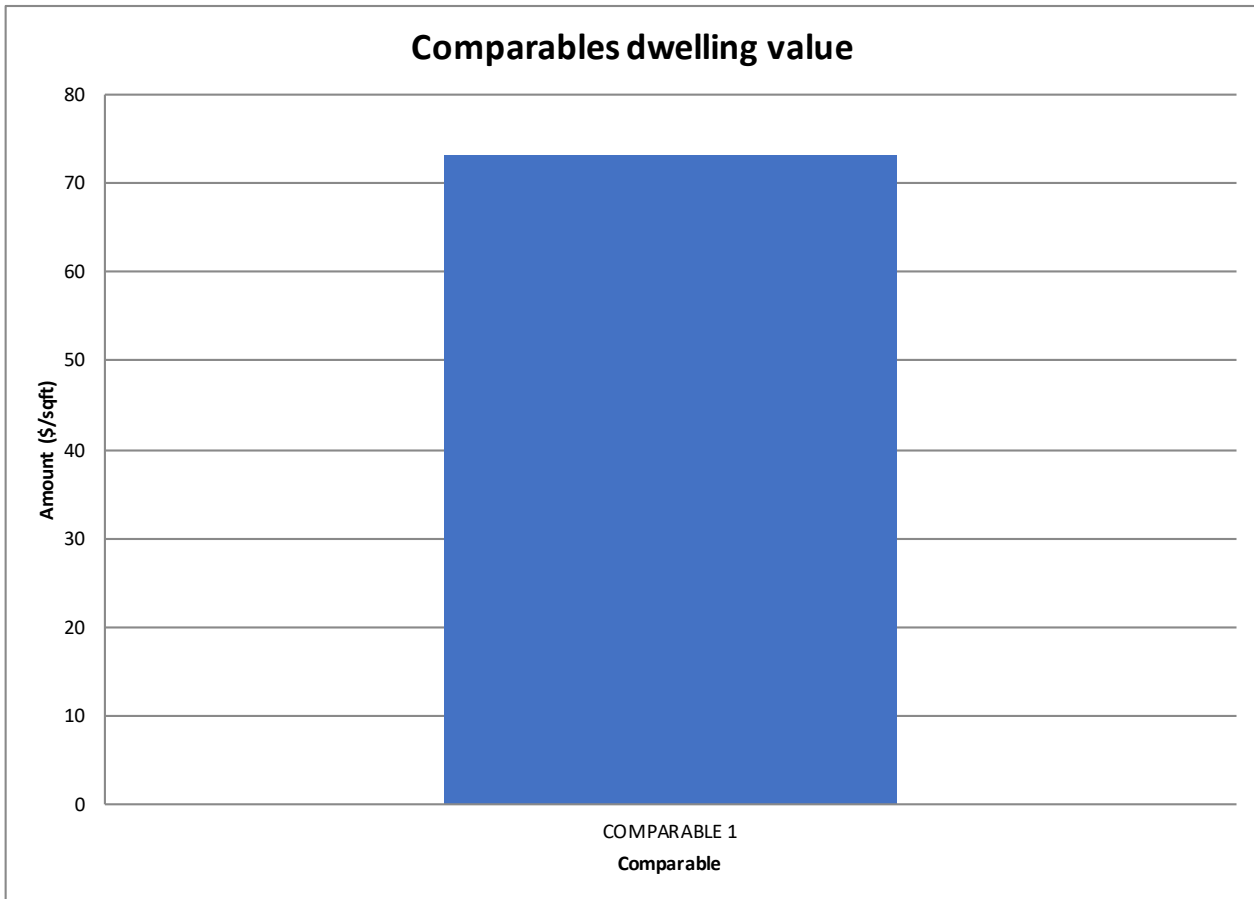


Land & Features value (USD)		Dwelling Comparables Metric		Dwelling area (sqft)		Appraised value (USD)	
		Minimum	73.8			721,263	
		10th percentile	74			721,898	
		25th percentile	74.3			722,851	
		50th percentile	74.7			724,121	
		75th percentile	85.3			757,776	
		90th percentile	91.6			777,778	
		Maximum	95.8			791,113	
		Average	81.5			745,711	
486,948	+			x	3,175	=	789,526
486,948	+	Your value	95.3	x	3,175	=	789,526

Valuation Report for
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Current Listing Comparison Details

Your home has been compared against 1 comparables located in the same neighborhood



Land & Features value (USD)		Dwelling Comparables Metric	\$/sqft		Dwelling area (sqft)		Appraised value (USD)
		Minimum	73.1				719,041
		10th percentile	73.1				719,041
		25th percentile	73.1				719,041
486,948	+	50th percentile	73.1	x	3,175	=	719,041
		75th percentile	73.1				719,041
		90th percentile	73.1				719,041
		Maximum	73.1				719,041
		Average	73.1				719,041
486,948	+	Your value	95.3	x	3,175	=	789,526

Comparables used for HCAD

PROPERTY_ADDR	PROPERTY_CITY	PROPERTY_ZIPCODE	YR_ERECTED_BUILT	YR_REMODEL	TOT_MKT_VAL	LAND_VAL	BLD_VAL	TOT_LIVING_AREA_SF	bld_ar_sqft_USD
COMPARABLE 1	HOUSTON	77024	1965	2005	767,069	529,655	203,206	3,587	56.65
COMPARABLE 2	HOUSTON	77024	1967	2002	761,928	515,209	246,719	2,720	90.71
COMPARABLE 3	HOUSTON	77024	1968	2001	768,723	507,994	260,729	2,874	90.72
COMPARABLE 4	HOUSTON	77024	1965	2001	991,160	538,493	435,806	3,260	133.68

Comparables for recently listed properties

PROPERTY_ADDR	PROPERTY_CITY	PROPERTY_ZIP	CORRECTED_B	REMOD_YR	LIST_PRICE	LAND_VAL	BLD_VAL	LIVING_AR	price_sqft_USD
COMPARABLE 1	HOUSTON	77024	1965	2017	749,000	541,975	202,248	2,766	73.12

Comparables for recently sold properties

PROPERTY_ADDR	PROPERTY_CITY	PROPERTY_ZIPCODE	YR_ERECTED	BUILT	YR_REMODEL	CLOSEDATE	SALEPRICE	LAND_VAL	IMPLIED_BLD_VAL	T_LIVING_AREA	sqft	USD
COMPARABLE 1	HOUSTON	77024	1963			2008 5/6/21	775,000	580,125	183,540	2,486		73.83
COMPARABLE 2	HOUSTON	77024	1965			2017 12/17/21	753,500	541,975	206,748	2,766		74.75
COMPARABLE 3	HOUSTON	77024	1966			2018 7/1/21	750,000	514,150	226,381	2,363		95.80