



## Equity Comp #1

Account number: 1142490080027

20622 Prince Creek Dr Katy 77450

Market Value (per HCAD): \$453,281 40 years old  
Adjusted to Subject: \$489,064 Bedrooms: 4 Bathrooms: 3

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		HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU	0.72
Neighborhood / Group:	2908.00 / 19006	Grade	1.41

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	Area	Value	Extra Features:	\$7,235
Land:	6,770 sq. ft.	\$63,462		
Improvement:	3,124 sq. ft.	\$382,584		

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### Adjustments:

CDU Adjustment Per Sqft	\$6.80	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$4.65	
Net Adjusted Value per Sqft	\$133.92	
Total Value Adjusted to Subject	\$489,064	$\$133.92 * 3,124 + \$63,462 + \$7,235$

## Equity Comp #2

Account number: 1142490090053

20742 Castle Bend Dr Katy 77450

Market Value (per HCAD): \$429,750 39 years old  
Adjusted to Subject: \$490,752 Bedrooms: 4 Bathrooms: 2

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		HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU	0.67
Neighborhood / Group:	2908.00 / 19006	Grade	1.41

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	Area	Value	Extra Features:	\$11,415
Land:	7,488 sq. ft.	\$64,296		
Improvement:	3,092 sq. ft.	\$354,039		

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### Adjustments:

CDU Adjustment Per Sqft	\$15.38	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$4.35	
Net Adjusted Value per Sqft	\$134.23	
Total Value Adjusted to Subject	\$490,752	$\$134.23 * 3,092 + \$64,296 + \$11,415$

**Equity Comp #3**

Account number: 1142490100006

1223 Rustic Knolls Dr Katy 77450

Market Value (per HCAD):	\$465,018	39 years old
Adjusted to Subject:	\$523,219	Bedrooms: 5    Bathrooms: 3

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		HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU	0.67
Neighborhood / Group:	2908.00 / 19006	Grade	1.41

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	Area	Value	Extra Features:	\$5,374
Land:	7,800 sq. ft.	\$64,565		
Improvement:	3,492 sq. ft.	\$395,079		

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**Adjustments:**

CDU Adjustment Per Sqft	\$15.20	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$1.47	
Net Adjusted Value per Sqft	\$129.81	
Total Value Adjusted to Subject	\$523,219	$\$129.81 * 3,492 + \$64,565 + \$5,374$

**Equity Comp #4**

Account number: 1142490120028

20646 Hannington Ln Katy 77450

Market Value (per HCAD): \$486,534

40 years old

**Adjusted to Subject:** \$525,477

Bedrooms: 4 Bathrooms: 3

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		HCAD Adj. Factors	
Quality / Grade:	Excellent / A-	CDU	0.66
Neighborhood / Group:	2908.00 / 19006	Grade	1.56

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	Area	Value	Extra Features:	\$5,616
Land:	7,120 sq. ft.	\$63,681		
Improvement:	3,185 sq. ft.	\$417,237		

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**Adjustments:**

CDU Adjustment Per Sqft	\$19.85	
Grade Adjustment Per Sqft	-\$12.60	
Size Adjustment Per Sqft	\$4.97	
Net Adjusted Value per Sqft	\$143.23	
Total Value Adjusted to Subject	\$525,477	$\$143.23 * 3,185 + \$63,681 + \$5,616$

**Equity Comp #5**

Account number: 1142490120047

20638 Castle Bend Dr Katy 77450

Market Value (per HCAD):	\$422,467	40 years old
Adjusted to Subject:	\$488,077	Bedrooms: 4    Bathrooms: 3

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		HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU	0.66
Neighborhood / Group:	2908.00 / 19006	Grade	1.41

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	Area	Value	Extra Features:	\$11,790
Land:	7,648 sq. ft.	\$64,434		
Improvement:	3,087 sq. ft.	\$346,243		

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**Adjustments:**

CDU Adjustment Per Sqft	\$16.99	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$4.26	
Net Adjusted Value per Sqft	\$133.42	
Total Value Adjusted to Subject	\$488,077	$\$133.42 * 3,087 + \$64,434 + \$11,790$

**Equity Comp #6**

Account number: 1142490140024

1630 Hoveden Dr Katy 77450

Market Value (per HCAD):	\$436,463	39 years old
Adjusted to Subject:	\$493,334	Bedrooms: 4    Bathrooms: 2

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		HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU	0.67
Neighborhood / Group:	2908.00 / 19006	Grade	1.41

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	Area	Value	Extra Features:	\$13,982
Land:	10,598 sq. ft.	\$66,971		
Improvement:	3,208 sq. ft.	\$355,510		

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**Adjustments:**

CDU Adjustment Per Sqft	\$14.89	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$2.84	
Net Adjusted Value per Sqft	\$128.55	
Total Value Adjusted to Subject	\$493,334	$\$128.55 * 3,208 + \$66,971 + \$13,982$

**Equity Comp #7**

Account number: 1142490150006

1403 Sherfield Ridge Dr Katy 77450

Market Value (per HCAD):	\$456,181	40 years old
Adjusted to Subject:	\$487,522	Bedrooms: 4    Bathrooms: 2

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			HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU		0.72
Neighborhood / Group:	2908.00 / 19006	Grade		1.41

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	Area	Value	Extra Features:	\$5,713
Land:	7,705 sq. ft.	\$64,483		
Improvement:	3,285 sq. ft.	\$385,985		

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**Adjustments:**

CDU Adjustment Per Sqft	\$6.53	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$3.01	
Net Adjusted Value per Sqft	\$127.04	
Total Value Adjusted to Subject	\$487,522	$\$127.04 * 3,285 + \$64,483 + \$5,713$



**Equity Comp #8**

Account number: 1142490150028

1414 Stependale Dr Katy 77450

Market Value (per HCAD):	\$379,500	40 years old
Adjusted to Subject:	\$401,092	Bedrooms: 4    Bathrooms: 2

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		HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU	0.72
Neighborhood / Group:	2908.00 / 19006	Grade	1.41

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	Area	Value	Extra Features:	\$0
Land:	7,705 sq. ft.	\$64,483		
Improvement:	3,477 sq. ft.	\$315,017		

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**Adjustments:**

CDU Adjustment Per Sqft	\$5.03	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$1.18	
Net Adjusted Value per Sqft	\$96.81	
Total Value Adjusted to Subject	\$401,092	$\$96.81 * 3,477 + \$64,483 + \$0$

**Equity Comp #9**

Account number: 1142490180034

1503 Hannington Dr Katy 77450

Market Value (per HCAD):	\$485,738	40 years old
Adjusted to Subject:	\$525,070	Bedrooms: 4    Bathrooms: 3

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		HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU	0.72
Neighborhood / Group:	2908.00 / 19006	Grade	1.41

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	Area	Value	Extra Features:	\$0
Land:	8,550 sq. ft.	\$65,210		
Improvement:	3,108 sq. ft.	\$420,528		

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**Adjustments:**

CDU Adjustment Per Sqft	\$7.52	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$5.14	
Net Adjusted Value per Sqft	\$147.96	
Total Value Adjusted to Subject	\$525,070	$\$147.96 * 3,108 + \$65,210 + \$0$

**Equity Comp #10**

Account number: 1142490190005

1519 Rustic Knolls Dr Katy 77450

Market Value (per HCAD): \$586,140

33 years old

Adjusted to Subject: \$586,140

Bedrooms: 4 Bathrooms: 3

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		HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU	0.76
Neighborhood / Group:	2908.00 / 19006	Grade	1.41

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	Area	Value	Extra Features:	\$7,542
Land:	11,666 sq. ft.	\$67,889		
Improvement:	3,664 sq. ft.	\$510,709		

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**Adjustments:**

CDU Adjustment Per Sqft	\$0.00	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$0.00	
Net Adjusted Value per Sqft	\$139.39	
Total Value Adjusted to Subject	\$586,140	$\$139.39 * 3,664 + \$67,889 + \$7,542$

**Equity Comp #11**

Account number: 1144550060002

1175 Barkston Dr Katy 77450

Market Value (per HCAD): \$432,494 39 years old  
Adjusted to Subject: \$493,792 Bedrooms: 4 Bathrooms: 3

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		HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU	0.67
Neighborhood / Group:	2908.00 / 19006	Grade	1.41

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	Area	Value	Extra Features:	\$12,454
Land:	7,475 sq. ft.	\$64,285		
Improvement:	3,081 sq. ft.	\$355,755		

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**Adjustments:**

CDU Adjustment Per Sqft	\$15.51	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$4.38	
Net Adjusted Value per Sqft	\$135.36	
Total Value Adjusted to Subject	\$493,792	$\$135.36 * 3,081 + \$64,285 + \$12,454$

**Equity Comp #12**

Account number: 1144550060004

1167 Barkston Dr Katy 77450

Market Value (per HCAD):	\$430,796	39 years old
Adjusted to Subject:	\$491,371	Bedrooms: 4    Bathrooms: 3

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		HCAD Adj. Factors	
Quality / Grade:	Good / B+	CDU	0.67
Neighborhood / Group:	2908.00 / 19006	Grade	1.41

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	Area	Value	Extra Features:	\$15,684
Land:	7,245 sq. ft.	\$63,553		
Improvement:	3,031 sq. ft.	\$351,559		

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**Adjustments:**

CDU Adjustment Per Sqft	\$15.58	
Grade Adjustment Per Sqft	\$0.00	
Size Adjustment Per Sqft	\$4.40	
Net Adjusted Value per Sqft	\$135.97	
Total Value Adjusted to Subject	\$491,371	$\$135.97 * 3,031 + \$63,553 + \$15,684$