

# Comparable Sales Report

Tax Year: 2017

For Property:	5380-08-01500	Comp Sheet Format:		Market Area: Montgomery ISD		
	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Property ID	5380-08-01500	5380-08-06100	5380-08-05900	5380-08-01700	5380-06-01600	5380-06-05100
Quick-Ref ID	R328623	R328669	R328667	R328625	R304914	R304949
Situs	11552 GRAND PINE DR	11584 GRAND VIEW	11589 GRAND VIEW	11560 GRAND PINE DR	11415 GRAND PINE DR	11468 GRAND PINE DR
Neighborhood	74162.4	74162.4	74162.4	74162.4	74162.4	74162.4
Neighborhood Factor	132	132	132	132	132	132
Neighborhood Group	GrndHarbor	GrndHarbor	GrndHarbor	GrndHarbor	GrndHarbor	GrndHarbor
COST VALUES						
Land Value	\$81,900	\$75,150	\$81,730	\$81,900	\$96,810	\$94,120
Main Living Area Value	\$285,520	\$300,920	\$378,160	\$347,440	\$390,900	\$407,560
Non Living Area Value	\$31,770	\$42,390	\$48,690	\$52,910	\$60,790	\$47,510
Misc Impr Value	\$27,500	\$7,500	\$4,500	\$28,500	\$20,000	\$33,000
Final Value	\$426,690	\$425,960	\$513,080	\$510,750	\$568,500	\$582,190
DWELLING INFORMATION						
Actual Year Built/ Effective	2005 / 2005	2005 / 2005	2006 / 2006	2004 / 2004	2004 / 2004	2004 / 2005
Class	7	7	7	7+	7	7
Living Area	2,582	2,733	3,653	3,447	3,813	3,891
Miscellaneous Improvements	P:Y,B:N,D:Y,Oth:N	P:N,B:N,D:Y,Oth:N	P:N,B:N,D:Y,Oth:N	P:Y,B:N,D:Y,Oth:Y	P:Y,B:N,D:N,Oth:N	P:Y,B:N,D:Y,Oth:N
Other Influence %	Ph100 Eco100 Fnc100 %Comp100					
SALES AND ADJUSTMENT						
Sale Date		9/16/2016	11/1/2016	6/27/2016	10/12/2016	12/13/2016
Actual Sales Price		\$389,000	\$466,900	\$555,000	\$609,500	\$603,825
SP/SF	\$0.00	\$142.33	\$127.81	\$161.01	\$159.85	\$155.19
Land Adjustment		6750	170		-14910	-12220
Living Area Adjustment		\$-15,400	\$-92,640	\$-61,920	\$-105,380	\$-122,040
Non Lvg Area Adj		\$-10,620	\$-16,920	\$-21,140	\$-29,020	\$-15,740
Misc Impr Val Adj		\$20,000	\$23,000	\$-1,000	\$7,500	\$-5,500
Market Adjusted Sales Price		\$389,730	\$380,510	\$470,940	\$467,690	\$448,330
Market Value	\$448,330					
Comparability Rating		12	61	68	70	71
For Internal Use Only						