

Uniform and Equal Comparables Report

Appraisal

For Property: 5380-08-01500

Selection Method: Montgomery - TX Livable Area and Class Method

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
QuickRefID	R328623	R304941	R328669	R304846	R351917	R328624
Property Number	5380-08-01500	5380-06-04300	5380-08-06100	5380-05-02300	5380-10-01400	5380-08-01600
Situs Address	11552 GRAND PINE DR	11436 GRAND PINE DR	11584 GRAND VIEW DR	11340 LAKE OAK DR	11713 GRAND VIEW DR	11556 GRAND PINE DR
Nbhd Code	74162.4	74162.4	74162.4	74162.4	74162.4	74162.4
Class	7	7	7	7	7	7
Square Feet	2582	2594	2733	2849	2917	2929
Year Built	2005	2007	2005	2004	2014	2004
Nbhd Factor	132.00	132.00	132.00	132.00	132.00	132.00
Unit Price	165.26	168.93	155.86	190.38	153.87	138.98
Imp Cost Value	344790	324100	350810	391440	378130	325180
Land Value	81900	114110	75150	150960	70700	81900
Total Cost Value	426690	438210	425960	542400	448830	407080
Total Appr Value	426690	438210	425960	542400	448830	407080
Land Adj		-32210	6750	-69060	11200	0
Imp Adj		20690	-6020	-46650	-33340	19610
Net Adj		-11520	730	-115710	-22140	19610
Adj Value Per Sqft		165.26	165.26	165.26	165.26	165.26
Adj Value		426690	426690	426690	426690	426690

Equity Summary

Median Adjusted Value 426,690