

Property Protest Evidence Package  
Opinion Of Value Generated By  
DIY Property Tax Solutions

## Instructions For Property Owner/Agent

This system utilizes complex algorithms to produce the best comparable market sales report and produce an opinion value of the subject property. This market value of the subject is truly based on automatic system analysis and may vary with other appraisers. The algorithm used does not do any adjustments related to the external and internal features of the residential property.

The comparable market sales report below is based on the recent sales activity in your neighborhood. As the appraisal district usually pick the recent sale of homes in and around December 31st of each year, the system also tries to get a best property that was recently sold in the same area matching the subject property. Customer should use this report as an evidence to prove to the county appraiser as why the value of your house should be lower than what county has set based on the facts printed in the report. The MLS (Multiple Listing Services) ID number and Sale Date would be of most important when protesting the value during Online/Informal/Formal protest stages.

This report does adjustments of subject property to comparable based on **only** these factors; Living area square footage, land area square footage based, presence of fireplace, plumbing put into the house, fireplace and market age depreciation. It is very important to know the fact that no matter who the builder of the house is county does not do any adjustment on the value of the house based on the home builder.

Please read the various protest stages at <https://diypropertytaxes.com/#faqs>. We highly recommend an in person protest to be more successful.

**NOTE:** This an opinion of value for the property located at **123 Main Street, Katy, TX 77479** in **Fort Bend** county is **\$355,933**.

THIS IS PROPERTY TAX CONSULTANT COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL VALUE. In making any decision that relies upon the work, you should know that we have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. Modification to this report in any way is subjected to terms of use and privacy policy.

# Comparable Market Sales Adjusted Report For TaxYear **2017**

<b>Subject Address</b>	123 Main Street, Katy, TX 77479	<b>County</b>	Fort Bend
<b>Property ID</b>	5017-00-111-2222-333	<b>QuickRef ID</b>	R123456

	<b>Subject</b>	<b>Comp</b>	<b>Comp</b>	<b>Comp</b>	<b>Comp</b>	<b>Comp</b>
<b>PROPERTY INFO</b>						
Quick Ref	R123456	R222222	R125555	R123458	R129999	R123457
Address	123 Main Street, Katy, TX 77479	12378 Main Street, Katy, TX 77479	1234 Main Street, Katy, TX 77479	12453 Main Street, Katy, TX 77479	111 Main Street, Katy, TX 77479	1223 Main Street, Katy, TX 77479
Neighborhood/Subdivision	3209/5017-02	3209/5017-04	3209/5017-02	3209/5017-01	3209/5017-04	3209/2710-02
Bldg Value	\$315,580	\$357,330	\$338,800	\$318,400	\$329,720	\$289,880
Land Value	\$83,460	\$60,000	\$67,470	\$61,110	\$63,000	\$60,290
Total Value	399,040	417,330	406,270	379,510	392,720	350,170
Class	RG2+	RG2+	RG2+	RG2+	RG2+	RG2+
Living Area/Land Size (SqFt)	3101/10636	3354/7162	3381/7445	3047/7273	3109/7463	3182/9281
Year Built	2013	2016	2013	2013	2016	2008
Fire Place	NONE	ASG	ASG	ASG	ASG	ASG
Garage Attach/Detached	506/0	581/0	506/0	616/0	452/0	109/0
<b>SALE INFO</b>						
Sale Date	1/1/1900	9/14/2016	10/4/2016	10/7/2016	11/15/2016	1/5/2017
Sale Price	\$0	\$435,568	\$370,000	\$380,000	\$386,000	\$325,000
MLSID	0	54464893	52281017	71280874	27263920	76311408
Sale Per Sqft	0.00	129.87	109.44	124.71	124.16	102.14
<b>ADJUSTMENTS</b>						
Time	\$0	\$0	\$0	\$0	\$0	\$0
Land	0	32,460	15,990	22,350	32,460	23,170
Living Area	\$0	(\$16,428)	(\$15,321)	\$3,367	(\$497)	(\$4,137)
Marker Age Dep	0	0	0	0	0	30,750
Plumbing	\$0	(\$12,000)	(\$12,000)	\$0	(\$12,000)	(\$12,000)
Garage-Attached/Detached	0.0000/0.0000	-2625.0000/0.0000	0.0000/0.0000	-3850.0000/0.0000	1890.0000/0.0000	13895.0000/0.0000
Adjusted Sale Price	<b>\$0</b>	<b>\$385,055</b>	<b>\$339,689</b>	<b>\$370,167</b>	<b>\$355,933</b>	<b>\$343,338</b>

Opinion of market value for the subject is **\$355,933**