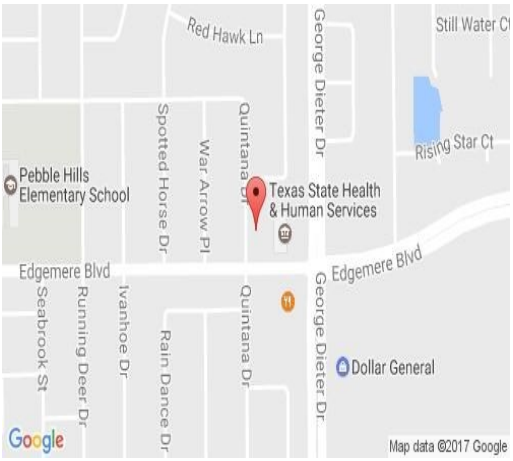
PROPERTY TAX PROS

2023 Property Tax Appeal Summary

Effective Date: 2023-01-01 **Property ID: #####**

Address:	100 SAMPLE DR EL PASO, TX
Class:	R03+
Year Built:	1984
Effective Age:	1984
Living Area in Square Feet:	1,793



2020 Assessed Value:	$151,909
Fair Equity (of assessment) Value:	$138,312
Fair Market Value:	$145,340

Texas Property Tax Code, 2015 Edition, Regarding Uniform and Equal Appraisal of Property in Texas:

Sec. 41.43. Protest of Determination of Value or Inequality of Appraisal.

(b) A protest on the ground of unequal appraisal of property shall be determined in favor of the protesting party unless the appraisal district establishes that:

(3) the appraised value of the property is equal to or less than the median appraised value of a reasonable number of comparable properties appropriately adjusted.

Adjustments Applied in the Attached Report:

Land Adjustment:

Land adjustments in this report are based on land values indicated by the Central Appraisal District. The adjustment is the difference in the land value of the subject and the comparable property.

Additional Features:

Additional features are all cost items associated with your property other than the main area and land. These costs include, but are not limited to, garages, carports, swimming pools, Jacuzzis, porches, etc. The adjustment is the difference in the Central Appraisal District's value of the additional features of the subject and the comparable property.

Size Adjustment:

The size adjustment is a comparison of the livable area of the subject property and the comparable properties. It does not include land or additional features. This is typically the largest adjustment and we make every effort to identify only comparable properties that require adjustment under 20%. The adjustment is the difference in the subject and comparable property's living areas time the comparable property's value per square foot.

Age Adjustment:

A properties effective age is a reflection of the condition of the property at the time of appraisal. Therefore, a newer property would be expected to have greater value in the marketplace. An age adjustment is used to account for newer, better maintained, or remodeled properties.

Quality Adjustment:

Quality adjustments are applied to account for physical property differences. These adjustments are used to account for differences in the cost of construction related to different quality levels. *All information on Quality is based on information provided by the El Paso Central Appraisal District and adjustment percentages were derived from District's cost tables.*

DISCLAIMER: ***This is not an appraisal***; it is an analysis of the El Paso Central Appraisal District's data. The source of the information contained in this report is the El Paso Central Appraisal District. Information incorrectly reported by CAD might have a material effect on our analysis and results.

SUBJECT PROPERTY ID=##### - 100 SAMPLE DR., EL PASO, TX
YEAR BUILT: 1984 -- Living Area in Square Feet: 1,793 -- Class: R03+
EFFECTIVE AGE: 1984

Assessed Value	Land	Add'l Feat	Value/SF
$151,909	**$19,770**	**$28,663**	**$ 84.72**

COMPARABLE 1 ID=##### - 102 PLACE DR, EL PASO, TX
YEAR BUILT: 1977 -- Living Area in Square Feet: 1,468 -- Class: R03-
EFFECTIVE AGE: 1977 SALE DATE: 2016-02-27

Sale Price	Land Adj.	Add'l Feat Adj.	Size Adj.	Age Adj.	Quality Adj.	Total Adj.	Adjusted Value	Adj. Value/SF
			18.12%	3.50%	8.91%			
$95,000	$3,518	$14,536	$11,709	$2,261	$5,757	$37,781	$132,781	$ 74.05

COMPARABLE 2 ID=##### - 100 RANDOM DR., EL PASO, TX
YEAR BUILT: 1990 -- Living Area in Square Feet: 1,669 -- Class: R03-
EFFECTIVE AGE: 1990 SALE DATE: 2016-02-22

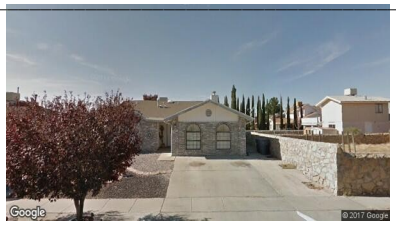
Sale Price	Land Adj.	Add'l Feat Adj.	Size Adj.	Age Adj.	Quality Adj.	Total Adj.	Adjusted Value	Adj. Value/SF
			6.91%	3.00%	8.91%			
$122,500	$762	$9,576	$5,832	($2,532)	$7,520	$21,158	$143,658	$ 80.12

COMPARABLE 3 ID=##### - 850 REAL DR., EL PASO, TX
YEAR BUILT: 1986 -- Living Area in Square Feet: 1,545 -- Class: R03+
EFFECTIVE AGE: 1986 SALE DATE: 2016-06-20

Sale Price	Land Adj.	Add'l Feat Adj.	Size Adj.	Age Adj.	Quality Adj.	Total Adj.	Adjusted Value	Adj. Value/SF
			13.83%	1.00%	0.00%			
$129,999	($516)	$8,247	$12,349	($892)	$0	$19,188	$149,187	$ 83.20

COMPARABLE 4 ID=##### - 200 RANDOM DR., EL PASO, TX
YEAR BUILT: 1992 -- Living Area in Square Feet: 1,469 -- Class: R03-
EFFECTIVE AGE: 1992 SALE DATE: 2016-03-28

Sale Price	Land Adj.	Add'l Feat Adj.	Size Adj.	Age Adj.	Quality Adj.	Total Adj.	Adjusted Value	Adj. Value/SF
			18.07%	4.00%	8.91%			
$115,900	$2,695	$12,263	$14,894	($3,297)	$7,344	$33,899	$149,799	$ 83.54

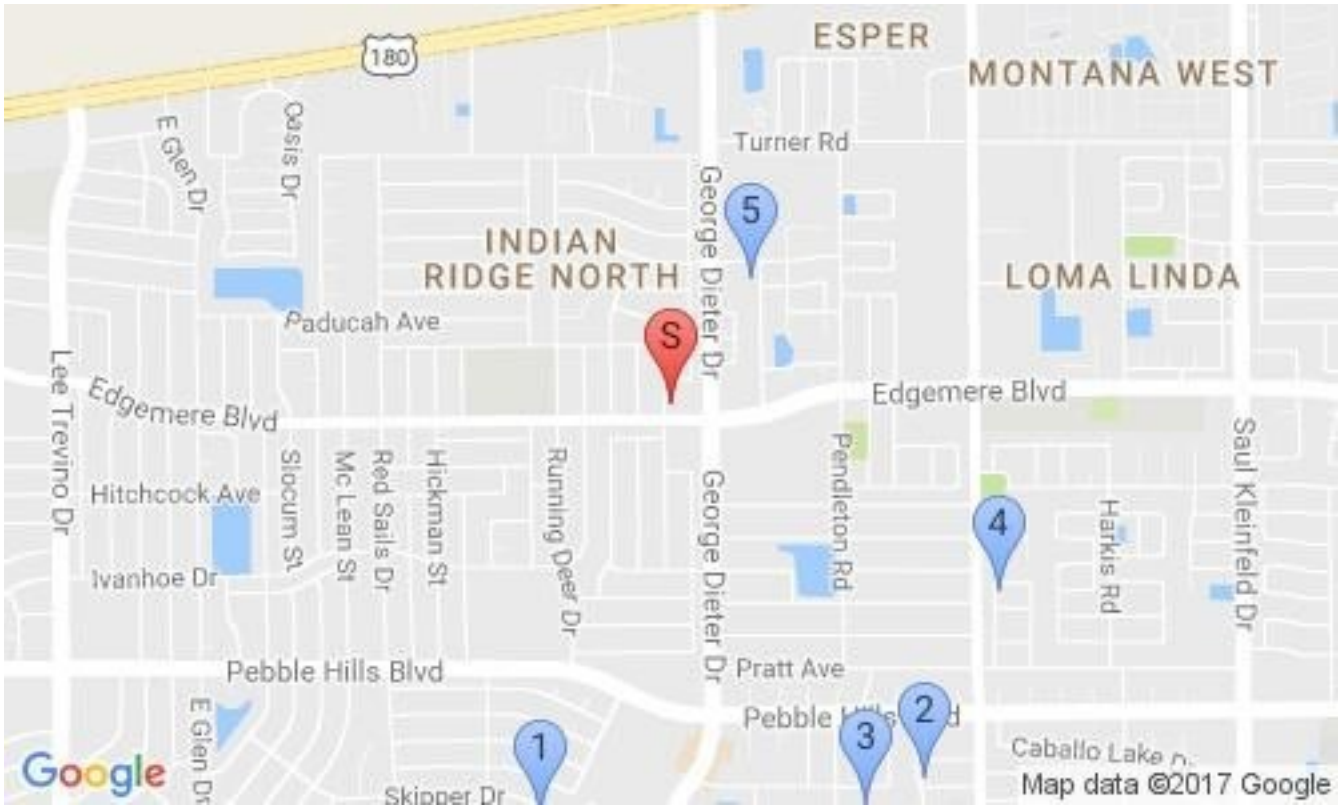


COMPARABLE 5 ID=##### - 110 SAMPLE DR., EL PASO, TX
YEAR BUILT: 1991 -- Living Area in Square Feet: 1,543 -- Class: R03-
EFFECTIVE AGE: 1991 SALE DATE: 2016-06-30

Sale Price	Land Adj.	Add'l Feat Adj.	Size Adj.	Age Adj.	Quality Adj.	Total Adj.	Adjusted Value	Adj. Value/SF
			13.94%	3.50%	8.91%			
$107,000	$847	$26,857	$12,026	($3,019)	$7,686	$44,397	$151,397	$ 84.43

Subject Assessed Value per Square Foot: $84.72
Comparable Average per Square Foot: $81.06
Subject Indicated Market Value: $145,340

Property ID: 10068 Market Comparables Map



The red pin designates the subject property and the blue pins designate their numbered comparables.

Comparables chosen are within a mile, are within 15 years of the same age,
within one point in class, and are generally within 20% in size.

2023 Property Tax Appeal (Equity of Assessment) **Property ID:#####**

SUBJECT PROPERTY ID=##### - 100 SAMPLE DR., EL PASO, TX
YEAR BUILT: 1984 -- Living Area in Square Feet: 1,793 -- Class: R03+
EFFECTIVE AGE: 1984

Assessed Value	Land	Add'l Feat	Value/SF
$151,909	**$19,770**	**$28,663**	**$ 84.72**

COMPARABLE 1 ID=##### - 102 SAMPLE DR., EL PASO, TX
YEAR BUILT: 1989 -- Living Area in Square Feet: 1,733 -- Class: R03+
EFFECTIVE AGE: 1989

Assessed Value	Land Adj.	Add'l Feat Adj.	Size Adj.	Age Adj.	Quality Adj.	Total Adj.	Adjusted Value	Adj. Value/SF
			3.34%	2.50%	0.00%			
$121,342	($754)	$8,079	$2,679	($2,005)	$0	$7,999	$129,341	$ 72.13

COMPARABLE 2 ID=##### - 104 SAMPLE DR., EL PASO, TX
YEAR BUILT: 1980 -- Living Area in Square Feet: 1,543 -- Class: R03+
EFFECTIVE AGE: 1980

Assessed Value	Land Adj.	Add'l Feat Adj.	Size Adj.	Age Adj.	Quality Adj.	Total Adj.	Adjusted Value	Adj. Value/SF
			13.94%	2.00%	0.00%			
$109,465	($141)	$11,856	$10,140	$1,454	$0	$23,309	$132,774	$ 74.05

COMPARABLE 3 ID=##### - 106 SAMPLE DR., EL PASO, TX
YEAR BUILT: 1984 -- Living Area in Square Feet: 1,635 -- Class: R03+
EFFECTIVE AGE: 1984

Assessed Value	Land Adj.	Add'l Feat Adj.	Size Adj.	Age Adj.	Quality Adj.	Total Adj.	Adjusted Value	Adj. Value/SF
			8.81%	0.00%	0.00%			
$121,296	($762)	$10,503	$7,277	$0	$0	$17,018	$138,314	$ 77.14

COMPARABLE 4 ID=##### - 108 SAMPLE DR, EL PASO, TX
YEAR BUILT: 1983 -- Living Area in Square Feet: 1,750 -- Class: R03+
EFFECTIVE AGE: 1983

Assessed Value	Land Adj.	Add'l Feat Adj.	Size Adj.	Age Adj.	Quality Adj.	Total Adj.	Adjusted Value	Adj. Value/SF
			2.39%	0.50%	0.00%			
$132,000	($762)	$9,581	$2,208	$461	$0	$11,488	$143,488	$ 80.02

COMPARABLE 5 ID=##### - 110 SAMPLE DR., EL PASO, TX
YEAR BUILT: 1985 -- Living Area in Square Feet: 1,645 -- Class: R03+
EFFECTIVE AGE: 1985

Assessed Value	Land Adj.	Add'l Feat Adj.	Size Adj.	Age Adj.	Quality Adj.	Total Adj.	Adjusted Value	Adj. Value/SF
			8.25%	0.50%	0.00%			
$128,433	($1,995)	$12,497	$7,466	($452)	$0	$17,516	$145,949	$ 81.39

Subject Assessed Value per Square Foot: $84.72
Comparable Median per Square Foot: $77.13
Subject Indicated Value at Median: $138,312

Property ID: 10068 Equity Comparables Map

The red pin designates the subject property and the blue pins designate its numbered comparables.

Comparables chosen are on the same street, are within 15 years of the same age, within one point in class, and are generally within 20% in size.