

Property Tax Protest Evidence

2022

Account number: 0000000000001

0001 Lingonberry St Houston 77033

First name & Last name



		Per Sqft
Noticed Market Value :	\$149,931	\$85.09
Tax Payers Opinion of Value :	\$147,726	\$83.84
Equal & Uniform analysis :	\$147,726	\$83.84

Based on Equal & Uniform analysis of 8 comparable properties located in the same neighborhood as the subject.
As provided by Section 41.43(b)(3) of the Texas Property Tax Code.

Subject Property

Account number: 000000000001
0001 Lingonberry St Houston 77033



\$149,931
Noticed Market Value

A1, Single Family Residence
57 years old
Bedrooms: 3 Bathrooms: 2.0

				HCAD Adj. Factors	
Quality / Grade :	Average / C+	Cost and Design :	None	CDU	0.44
Neighborhood / Group :	8418.06 / 1311	Exterior Wall :	Brick / Masonry	Grade	1.08
Heating / Cooling :	Central Heat/AC	Buildings / Stories :	1 / 1	Size	0.87
Foundation Type / Defect :	Slab / None	Distance from Subject :	--		

	Area	Assessed value	Extra Features:	-\$6,702
Land :	8,250 sqft	\$65,025		
Improvement :	1,762 sqft	\$91,608		

Equal & Uniform - Comparable Grid

	Subject Property	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Account	0000000000001	0000000000002	0000000000003	0000000000004	0000000000005	0000000000006
Property Address	0001 Lingonberry St Houston 77033	0002 Lingonberry St Houston 77033	0003 Lingonberry St Houston 77033	0004 Teton St Houston 77033	0005 Teton St Houston 77033	0006 Edfield St Houston 77033
Nbhd / Nbhd Group	8418.06 / 1311	8418.06 / 1311	8418.06 / 1311	8418.06 / 1311	8418.06 / 1311	8418.06 / 1311
Distance from subject (Mi)	--	0.1	0.1	0.2	0.3	0.1
State Class / Property Use	A1 / A1	A1 / A1	A1 / A1	A1 / A1	A1 / A1	A1 / A1
Buildings / Stories	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1	1 / 1
Living Area (Sqft)	1,762	2,009	2,019	2,075	2,093	2,024
Effective Year Built	1965	1965	1965	1965	1969	1965
Cost and Design	None	None	None	Extensive	None	None
Grade / CDU / % Good	C+ / Fair / 0.44	C / Average / 0.49	C+ / Fair / 0.44	C+ / Good / 0.57	C+ / Average / 0.51	C+ / Average / 0.49
Bedrooms / Bathrooms	3 / 2.0	3 / 2.0	3 / 2.0	4 / 2.0	3 / 2.0	3 / 2.0
Exterior Wall	Brick / Masonry	Aluminum / Vinyl	Brick / Veneer	Brick / Veneer	Brick / Veneer	Brick / Veneer
Heating / Cooling	Central Heat/AC	Central Heat	Central Heat/AC	Central Heat/AC	Central Heat/AC	Central Heat/AC
Foundation Type / Defect	Slab / None	Slab / None	Slab / None	Slab / None	Slab / None	Slab / None
Extra Features	-\$6,702	-\$13,189	\$4,654	\$3,772	-\$7,990	\$5,683
Land Use Code	1001	1001	1001	1001	1001	1001
Land Size (SF)	8,250	6,270	11,000	8,250	6,380	10,450
Noticed Land Value	\$65,025	\$56,115	\$77,400	\$65,025	\$56,610	\$74,925
Noticed Market Value	\$149,931	\$149,215	\$193,960	\$223,628	\$189,507	\$208,669
Adjustments :						
Land Adj	--	\$8,910	-\$12,375	\$0	\$8,415	-\$9,900
Size / Grade / CDU Adj	--	-\$2,491 / \$8,498 / -\$10,849	-\$2,625 / \$0 / \$0	-\$5,520 / \$0 / -\$35,317	-\$5,023 / \$0 / -\$19,339	-\$3,016 / \$0 / -\$13,075
Extra Features Adj	--	\$6,487	-\$11,356	-\$10,474	\$1,288	-\$12,385
Adjusted Market Value / PSF	--	\$159,770 / \$79.53	\$167,604 / \$83.01	\$172,317 / \$83.04	\$174,848 / \$83.54	\$170,293 / \$84.14
Adjusted to Subject	--	\$140,132	\$146,264	\$146,316	\$147,197	\$148,255
Median Adj. Market Value	\$147,726					

Equal & Uniform - Comparable Grid ...contd.

	Subject Property	Comp 6	Comp 7	Comp 8
Account	0000000000001	0000000000007	0000000000008	0000000000009
Property Address	0001 Lingonberry St Houston 77033	0007 Chain St Houston 77033	0008 Mayflower St Houston 77033	0009 Mayflower St Houston 77033
Nbhd / Nbhd Group	8418.06 / 1311	8418.06 / 1311	8418.06 / 1311	8418.06 / 1311
Distance from subject (Mi)	--	0.3	0.2	0.1
State Class / Property Use	A1 / A1	A1 / A1	A1 / A1	A1 / A1
Buildings / Stories	1 / 1	1 / 1	1 / 1	1 / 1
Living Area (Sqft)	1,762	1,988	2,070	1,968
Effective Year Built	1965	1965	1970	1964
Cost and Design	None	None	None	None
Grade / CDU / % Good	C+ / Fair / 0.44	C+ / Average / 0.49	C+ / Average / 0.52	C+ / Average / 0.48
Bedrooms / Bathrooms	3 / 2.0	2 / 2.0	3 / 2.0	3 / 2.0
Exterior Wall	Brick / Masonry	Brick / Veneer	Brick / Veneer	Brick / Veneer
Heating / Cooling	Central Heat/AC	Central Heat/AC	Central Heat/AC	Central Heat/AC
Foundation Type / Defect	Slab / None	Slab / None	Slab / None	Slab / None
Extra Features	-\$6,702	\$7,439	\$1,008	\$3,569
Land Use Code	1001	1001	1001	1001
Land Size (SF)	8,250	12,100	6,270	5,500
Noticed Land Value	\$65,025	\$82,350	\$56,115	\$54,945
Noticed Market Value	\$149,931	\$215,355	\$201,243	\$179,625
Adjustments :				
Land Adj	--	-\$17,325	\$8,910	\$10,080
Size / Grade / CDU Adj	--	-\$2,962 / \$0 / -\$12,803	-\$5,154 / \$0 / -\$22,170	-\$2,854 / \$0 / -\$10,096
Extra Features Adj	--	-\$14,141	-\$7,710	-\$10,271
Adjusted Market Value / PSF	--	\$168,124 / \$84.57	\$175,119 / \$84.60	\$166,484 / \$84.60
Adjusted to Subject	--	\$149,012	\$149,065	\$149,065
Median Adj. Market Value	\$147,726			

Locations of Equity Comps



Subject Property

S: 0001 Lingonberry St Houston 77033

Comparable Properties

- 1: 0002 Lingonberry St Houston 77033
- 2: 0003 Lingonberry St Houston 77033
- 3: 0004 Teton St Houston 77033
- 4: 0005 Teton St Houston 77033
- 5: 0006 Edfield St Houston 77033
- 6: 0007 Chain St Houston 77033
- 7: 0008 Mayflower St Houston 77033
- 8: 0009 Mayflower St Houston 77033

E & U Adjustment Criteria

NOTE: Data for the subject and all comparable properties is sourced from HCAD datasets.

CDU Adjustment: We find comparable properties closest in age and quality to the subject and adjust them as per Harris CAD's CDU table.

CDU Adjustment Per Sqft	$\frac{((\text{Subject CDU factor} - \text{Comp CDU Factor}) / \text{Comp CDU factor})}{* \text{Comp market value per sqft}}$
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Grade Adjustment: Comparable properties are adjusted to the subject as per HCAD's Grade adjustment factors.

Grade Adjustment Per Sqft	$\frac{((\text{Subject grade factor} - \text{Comp grade factor}) / \text{Comp grade factor})}{* \text{Comp market value per sqft}}$
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Size Adjustment: We find comparable properties that are nearly of the same land and improvement sizes as the subject and adjust them to the subject as per HCAD's Size adjustment factors.

Size Adjustment Per Sqft	$\frac{((\text{Comp size factor} - \text{Subject size factor}) / \text{Comp size factor})}{* \text{Comp improvement value per sqft}}$
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Then, for each comp, we find the comparable property's adjusted value as:

Adjusted Market Value	Comps Market Value + Land value adj + CDU Adj + Grade Adj + Size Adj + Extra Features Adj
Adjusted Market Value Per Sqft	Adjusted Market Value / Comp's living area in Sqft
Land Adjustment	Subject land value - Comp land value
Extra features adjustment	Subject extra features value - Comp extra features value
Adjusted Appraised Value	comp's (appraised_value + land_value_adj + cdu_adj + grade_adj + size_adj + extra_features_adj)
Adjusted to Subject	Adjusted Market Value Per Sqft * Subject's living area

Equity Comp #1

Account number: 0000000000002
0002 Lingonberry St Houston 77033



\$149,215

Market Value

\$140,132

Adjusted to Subject

A1, Single Family Residence

57 years old

Bedrooms: 3 Bathrooms: 2.0

				HCAD Adj. Factors	
Quality / Grade :	Average / C	Cost and Design :	None	CDU	0.49
Neighborhood / Group :	8418.06 / 1311	Exterior Wall :	Aluminum / Vinyl	Grade	1.00
Heating / Cooling :	Central Heat	Buildings / Stories :	1 / 1	Size	0.85
Foundation Type / Defect :	Slab / None	Distance from Subject :	0.1 mi		

	Area	Assessed value	Extra Features:	-\$13,189
Land :	6,270 sqft	\$56,115		
Improvement :	2,009 sqft	\$106,289		

Adjustments :

CDU Adj	-\$10,849	-\$5.40 * 2,009	CDU Adj Per Sqft	-\$5.40	((0.44 - 0.49) / 0.49) * \$52.91
Grade Adj	\$8,498	\$4.23 * 2,009	Grade Adj Per Sqft	\$4.23	((1.08 - 1.00) / 1.00) * \$52.91
Size Adj	-\$2,491	-\$1.24 * 2,009	Size Adj Per Sqft	-\$1.24	((0.85 - 0.87) / 0.85) * \$52.91
Land Adj		\$8,910		\$65,025 - \$56,115	
Extra Features Adj		\$6,487.00		-6702 - -13189	
Adjusted Market Value		\$159,770		\$149,215 + \$8,910 + -\$10,849 + \$8,498 + -\$2,491 + \$6,487	
Adjusted Market Value PSF		\$79.53		\$79.53 / 2,009	
Adjusted to Subject		\$140,132		\$79.53 * 1,762	

Equity Comp #2

Account number: 0000000000003
0003 Lingonberry St Houston 77033



\$193,960

Market Value

\$146,264

Adjusted to Subject

A1, Single Family Residence

57 years old

Bedrooms: 3 Bathrooms: 2.0

				HCAD Adj. Factors	
Quality / Grade :	Average / C+	Cost and Design :	None	CDU	0.44
Neighborhood / Group :	8418.06 / 1311	Exterior Wall :	Brick / Veneer	Grade	1.08
Heating / Cooling :	Central Heat/AC	Buildings / Stories :	1 / 1	Size	0.85
Foundation Type / Defect :	Slab / None	Distance from Subject :	0.1 mi		

	Area	Assessed value	Extra Features:	\$4,654
Land :	11,000 sqft	\$77,400		
Improvement :	2,019 sqft	\$111,906		

Adjustments :

CDU Adj	\$0	\$0.00 * 2,019	CDU Adj Per Sqft	\$0.00	$((0.44 - 0.44) / 0.44) * \55.43
Grade Adj	\$0	\$0.00 * 2,019	Grade Adj Per Sqft	\$0.00	$((1.08 - 1.08) / 1.08) * \55.43
Size Adj	-\$2,625	-\$1.30 * 2,019	Size Adj Per Sqft	-\$1.30	$((0.85 - 0.87) / 0.85) * \55.43
Land Adj		-\$12,375		\$65,025 - \$77,400	
Extra Features Adj		-\$11,356.00		-6702 - 4654	
Adjusted Market Value		\$167,604		\$193,960 + -\$12,375 + \$0 + \$0 + -\$2,625 + -\$11,356	
Adjusted Market Value PSF		\$83.01		\$83.01 / 2,019	
Adjusted to Subject		\$146,264		\$83.01 * 1,762	

Equity Comp #3

Account number: 0000000000004
0004 Teton St Houston 77033



\$223,628

Market Value

\$146,316

Adjusted to Subject

A1, Single Family Residence

57 years old

Bedrooms: 4 Bathrooms: 2.0

				HCAD Adj. Factors	
Quality / Grade :	Average / C+	Cost and Design :	Extensive	CDU	0.57
Neighborhood / Group :	8418.06 / 1311	Exterior Wall :	Brick / Veneer	Grade	1.08
Heating / Cooling :	Central Heat/AC	Buildings / Stories :	1 / 1	Size	0.84
Foundation Type / Defect :	Slab / None	Distance from Subject :	0.2 mi		

	Area	Assessed value	Extra Features:	\$3,772
Land :	8,250 sqft	\$65,025		
Improvement :	2,075 sqft	\$154,831		

Adjustments :

CDU Adj	-\$35,317	-\$17.02 * 2,075	CDU Adj Per Sqft	-\$17.02	$((0.44 - 0.57) / 0.57) * \74.62
Grade Adj	\$0	\$0.00 * 2,075	Grade Adj Per Sqft	\$0.00	$((1.08 - 1.08) / 1.08) * \74.62
Size Adj	-\$5,520	-\$2.66 * 2,075	Size Adj Per Sqft	-\$2.66	$((0.84 - 0.87) / 0.84) * \74.62
Land Adj		\$0		\$65,025 - \$65,025	
Extra Features Adj		-\$10,474.00		-6702 - 3772	
Adjusted Market Value		\$172,317		\$223,628 + \$0 + -\$35,317 + \$0 + -\$5,520 + -\$10,474	
Adjusted Market Value PSF		\$83.04		\$83.04 / 2,075	
Adjusted to Subject		\$146,316		\$83.04 * 1,762	

Equity Comp #4

Account number: 0000000000005
0005 Teton St Houston 77033



\$189,507

Market Value

\$147,197

Adjusted to Subject

A1, Single Family Residence

53 years old

Bedrooms: 3 Bathrooms: 2.0

				HCAD Adj. Factors	
Quality / Grade :	Average / C+	Cost and Design :	None	CDU	0.51
Neighborhood / Group :	8418.06 / 1311	Exterior Wall :	Brick / Veneer	Grade	1.08
Heating / Cooling :	Central Heat/AC	Buildings / Stories :	1 / 1	Size	0.84
Foundation Type / Defect :	Slab / None	Distance from Subject :	0.3 mi		

	Area	Assessed value	Extra Features:	-\$7,990
Land :	6,380 sqft	\$56,610		
Improvement :	2,093 sqft	\$140,887		

Adjustments :

CDU Adj	-\$19,339	-\$9.24 * 2,093	CDU Adj Per Sqft	-\$9.24	((0.44 - 0.51) / 0.51) * \$67.31
Grade Adj	\$0	\$0.00 * 2,093	Grade Adj Per Sqft	\$0.00	((1.08 - 1.08) / 1.08) * \$67.31
Size Adj	-\$5,023	-\$2.40 * 2,093	Size Adj Per Sqft	-\$2.40	((0.84 - 0.87) / 0.84) * \$67.31
Land Adj		\$8,415			\$65,025 - \$56,610
Extra Features Adj		\$1,288.00			-6702 - -7990
Adjusted Market Value		\$174,848			\$189,507 + \$8,415 + -\$19,339 + \$0 + -\$5,023 + \$1,288
Adjusted Market Value PSF		\$83.54			\$83.54 / 2,093
Adjusted to Subject		\$147,197			\$83.54 * 1,762

Equity Comp #5

Account number: 0000000000006
0006 Edfield St Houston 77033



\$208,669

Market Value

\$148,255

Adjusted to Subject

A1, Single Family Residence

57 years old

Bedrooms: 3 Bathrooms: 2.0

				HCAD Adj. Factors	
Quality / Grade :	Average / C+	Cost and Design :	None	CDU	0.49
Neighborhood / Group :	8418.06 / 1311	Exterior Wall :	Brick / Veneer	Grade	1.08
Heating / Cooling :	Central Heat/AC	Buildings / Stories :	1 / 1	Size	0.85
Foundation Type / Defect :	Slab / None	Distance from Subject :	0.1 mi		

	Area	Assessed value	Extra Features:	\$5,683
Land :	10,450 sqft	\$74,925		
Improvement :	2,024 sqft	\$128,061		

Adjustments :

CDU Adj	-\$13,075	-\$6.46 * 2,024	CDU Adj Per Sqft	-\$6.46	((0.44 - 0.49) / 0.49) * \$63.27
Grade Adj	\$0	\$0.00 * 2,024	Grade Adj Per Sqft	\$0.00	((1.08 - 1.08) / 1.08) * \$63.27
Size Adj	-\$3,016	-\$1.49 * 2,024	Size Adj Per Sqft	-\$1.49	((0.85 - 0.87) / 0.85) * \$63.27
Land Adj		-\$9,900		\$65,025 - \$74,925	
Extra Features Adj		-\$12,385.00		-6702 - 5683	
Adjusted Market Value		\$170,293		\$208,669 + -\$9,900 + -\$13,075 + \$0 + -\$3,016 + -\$12,385	
Adjusted Market Value PSF		\$84.14		\$84.14 / 2,024	
Adjusted to Subject		\$148,255		\$84.14 * 1,762	

Equity Comp #6

Account number: 0000000000007
0007 Chain St Houston 77033



\$215,355

Market Value

\$149,012

Adjusted to Subject

A1, Single Family Residence

57 years old

Bedrooms: 2 Bathrooms: 2.0

				HCAD Adj. Factors	
Quality / Grade :	Average / C+	Cost and Design :	None	CDU	0.49
Neighborhood / Group :	8418.06 / 1311	Exterior Wall :	Brick / Veneer	Grade	1.08
Heating / Cooling :	Central Heat/AC	Buildings / Stories :	1 / 1	Size	0.85
Foundation Type / Defect :	Slab / None	Distance from Subject :	0.3 mi		

	Area	Assessed value	Extra Features:	\$7,439
Land :	12,100 sqft	\$82,350		
Improvement :	1,988 sqft	\$125,566		

Adjustments :

CDU Adj	-\$12,803	-\$6.44 * 1,988	CDU Adj Per Sqft	-\$6.44	$((0.44 - 0.49) / 0.49) * \63.16
Grade Adj	\$0	\$0.00 * 1,988	Grade Adj Per Sqft	\$0.00	$((1.08 - 1.08) / 1.08) * \63.16
Size Adj	-\$2,962	-\$1.49 * 1,988	Size Adj Per Sqft	-\$1.49	$((0.85 - 0.87) / 0.85) * \63.16
Land Adj		-\$17,325		\$65,025 - \$82,350	
Extra Features Adj		-\$14,141.00		-6702 - 7439	
Adjusted Market Value		\$168,124		\$215,355 + -\$17,325 + -\$12,803 + \$0 + -\$2,962 + -\$14,141	
Adjusted Market Value PSF		\$84.57		\$84.57 / 1,988	
Adjusted to Subject		\$149,012		\$84.57 * 1,762	

Equity Comp #7

Account number: 0000000000007
0007 Mayflower St Houston 77033



\$201,243

Market Value

\$149,065

Adjusted to Subject

A1, Single Family Residence

52 years old

Bedrooms: 3 Bathrooms: 2.0

				HCAD Adj. Factors	
Quality / Grade :	Average / C+	Cost and Design :	None	CDU	0.52
Neighborhood / Group :	8418.06 / 1311	Exterior Wall :	Brick / Veneer	Grade	1.08
Heating / Cooling :	Central Heat/AC	Buildings / Stories :	1 / 1	Size	0.84
Foundation Type / Defect :	Slab / None	Distance from Subject :	0.2 mi		

	Area	Assessed value	Extra Features:	\$1,008
Land :	6,270 sqft	\$56,115		
Improvement :	2,070 sqft	\$144,120		

Adjustments :

CDU Adj	-\$22,170	-\$10.71 * 2,070	CDU Adj Per Sqft	-\$10.71	$((0.44 - 0.52) / 0.52) * \69.62
Grade Adj	\$0	\$0.00 * 2,070	Grade Adj Per Sqft	\$0.00	$((1.08 - 1.08) / 1.08) * \69.62
Size Adj	-\$5,154	-\$2.49 * 2,070	Size Adj Per Sqft	-\$2.49	$((0.84 - 0.87) / 0.84) * \69.62
Land Adj		\$8,910		\$65,025 - \$56,115	
Extra Features Adj		-\$7,710.00		-6702 - 1008	
Adjusted Market Value		\$175,119		\$201,243 + \$8,910 + -\$22,170 + \$0 + -\$5,154 + -\$7,710	
Adjusted Market Value PSF		\$84.60		\$84.60 / 2,070	
Adjusted to Subject		\$149,065		\$84.60 * 1,762	

Equity Comp #8

Account number: 0000000000009
0009 Mayflower St Houston 77033



\$179,625

Market Value

\$149,065

Adjusted to Subject

A1, Single Family Residence

58 years old

Bedrooms: 3 Bathrooms: 2.0

				HCAD Adj. Factors	
Quality / Grade :	Average / C+	Cost and Design :	None	CDU	0.48
Neighborhood / Group :	8418.06 / 1311	Exterior Wall :	Brick / Veneer	Grade	1.08
Heating / Cooling :	Central Heat/AC	Buildings / Stories :	1 / 1	Size	0.85
Foundation Type / Defect :	Slab / None	Distance from Subject :	0.1 mi		

	Area	Assessed value	Extra Features:	\$3,569
Land :	5,500 sqft	\$54,945		
Improvement :	1,968 sqft	\$121,111		

Adjustments :

CDU Adj	-\$10,096	-\$5.13 * 1,968	CDU Adj Per Sqft	-\$5.13	((0.44 - 0.48) / 0.48) * \$61.54
Grade Adj	\$0	\$0.00 * 1,968	Grade Adj Per Sqft	\$0.00	((1.08 - 1.08) / 1.08) * \$61.54
Size Adj	-\$2,854	-\$1.45 * 1,968	Size Adj Per Sqft	-\$1.45	((0.85 - 0.87) / 0.85) * \$61.54
Land Adj		\$10,080			\$65,025 - \$54,945
Extra Features Adj		-\$10,271.00			-6702 - 3569
Adjusted Market Value		\$166,484			\$179,625 + \$10,080 + -\$10,096 + \$0 + -\$2,854 + -\$10,271
Adjusted Market Value PSF		\$84.60			\$84.60 / 1,968
Adjusted to Subject		\$149,065			\$84.60 * 1,762

Appendix A - CDU Factors

Actual Age (years)	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor	UN
1	1.00	1.00	1.00	1.00	0.96	0.86	0.81	0.66
2	0.99	0.99	0.99	0.99	0.94	0.85	0.80	0.64
3	0.98	0.98	0.98	0.97	0.93	0.84	0.79	0.63
4	0.98	0.97	0.97	0.96	0.92	0.82	0.77	0.62
5	0.97	0.96	0.96	0.95	0.91	0.81	0.76	0.61
6	0.96	0.96	0.95	0.94	0.89	0.80	0.75	0.59
7	0.96	0.95	0.94	0.93	0.88	0.79	0.74	0.58
8	0.95	0.94	0.93	0.91	0.87	0.78	0.72	0.57
9	0.94	0.93	0.92	0.90	0.86	0.76	0.71	0.56
10	0.93	0.92	0.91	0.89	0.85	0.75	0.70	0.55
11	0.93	0.92	0.90	0.88	0.83	0.74	0.69	0.53
12	0.92	0.91	0.89	0.87	0.82	0.73	0.68	0.52
13	0.91	0.90	0.88	0.86	0.81	0.72	0.67	0.51
14	0.91	0.89	0.87	0.85	0.80	0.71	0.65	0.50
15	0.90	0.88	0.86	0.83	0.79	0.69	0.64	0.49
16	0.89	0.88	0.85	0.82	0.78	0.68	0.63	0.48
17	0.89	0.87	0.84	0.81	0.77	0.67	0.62	0.47
18	0.88	0.86	0.83	0.80	0.76	0.66	0.61	0.46
19	0.88	0.85	0.82	0.79	0.75	0.65	0.60	0.45
20	0.87	0.85	0.81	0.78	0.74	0.64	0.59	0.44
21	0.86	0.84	0.81	0.77	0.73	0.63	0.58	0.43
22	0.86	0.83	0.80	0.76	0.72	0.62	0.57	0.42
23	0.85	0.83	0.79	0.75	0.71	0.61	0.56	0.41
24	0.85	0.82	0.78	0.74	0.70	0.60	0.55	0.40
25	0.84	0.81	0.77	0.73	0.69	0.59	0.54	0.39
26	0.83	0.80	0.76	0.72	0.68	0.58	0.53	0.38
27	0.83	0.80	0.76	0.71	0.67	0.57	0.52	0.37
28	0.82	0.79	0.75	0.70	0.66	0.56	0.51	0.36
29	0.82	0.78	0.74	0.69	0.65	0.55	0.50	0.35
30	0.81	0.78	0.73	0.68	0.64	0.54	0.49	0.34
31	0.81	0.77	0.72	0.68	0.63	0.53	0.48	0.33
32	0.80	0.77	0.72	0.67	0.62	0.53	0.48	0.32
33	0.80	0.76	0.71	0.66	0.61	0.52	0.47	0.31
34	0.79	0.75	0.70	0.65	0.60	0.51	0.46	0.30
35	0.79	0.75	0.70	0.64	0.60	0.50	0.45	0.30
36	0.78	0.74	0.69	0.63	0.59	0.49	0.44	0.29
37	0.78	0.74	0.68	0.62	0.58	0.48	0.43	0.28
38	0.77	0.73	0.67	0.62	0.57	0.48	0.42	0.27

Appendix A - CDU Factors ...contd.

Actual Age (years)	Excellent	Very Good	Good	Average	Fair	Poor	Very Poor	UN
39	0.77	0.73	0.67	0.61	0.56	0.47	0.42	0.26
40	0.76	0.72	0.66	0.60	0.55	0.46	0.41	0.25
41	0.76	0.71	0.65	0.59	0.55	0.45	0.40	0.25
42	0.75	0.71	0.65	0.59	0.54	0.44	0.39	0.24
43	0.75	0.70	0.64	0.58	0.53	0.44	0.39	0.23
44	0.74	0.70	0.64	0.57	0.52	0.43	0.38	0.22
45	0.74	0.69	0.63	0.56	0.52	0.42	0.37	0.22
46	0.74	0.69	0.62	0.56	0.51	0.42	0.36	0.21
47	0.73	0.68	0.62	0.55	0.50	0.41	0.36	0.20
48	0.73	0.68	0.61	0.54	0.50	0.40	0.35	0.20
49	0.72	0.68	0.61	0.54	0.49	0.40	0.34	0.19
50	0.72	0.67	0.60	0.53	0.48	0.39	0.34	0.18
51	0.72	0.67	0.60	0.52	0.48	0.38	0.33	0.18
52	0.71	0.66	0.59	0.52	0.47	0.38	0.32	0.17
53	0.71	0.66	0.59	0.51	0.46	0.37	0.32	0.16
54	0.70	0.65	0.58	0.51	0.46	0.36	0.31	0.16
55	0.70	0.65	0.58	0.50	0.45	0.36	0.31	0.15
56	0.70	0.65	0.57	0.49	0.45	0.35	0.30	0.15
57	0.69	0.64	0.57	0.49	0.44	0.35	0.30	0.14
58	0.69	0.64	0.56	0.48	0.44	0.34	0.29	0.14
59	0.69	0.63	0.56	0.48	0.43	0.34	0.28	0.13
60	0.68	0.63	0.55	0.47	0.43	0.33	0.28	0.13
61	0.68	0.63	0.55	0.47	0.42	0.33	0.27	0.12
62	0.68	0.62	0.54	0.46	0.42	0.32	0.27	0.12
63	0.68	0.62	0.54	0.46	0.41	0.32	0.26	0.11
64	0.67	0.62	0.54	0.45	0.41	0.31	0.26	0.11
65	0.67	0.61	0.53	0.45	0.40	0.31	0.26	0.10
66	0.67	0.61	0.53	0.44	0.40	0.30	0.25	0.10
67	0.67	0.61	0.52	0.44	0.39	0.30	0.25	0.09
68	0.66	0.60	0.52	0.44	0.39	0.29	0.24	0.09
69	0.66	0.60	0.52	0.43	0.38	0.29	0.24	0.08
70	0.66	0.60	0.51	0.43	0.38	0.29	0.23	0.08
71	0.66	0.60	0.51	0.42	0.38	0.28	0.23	0.08
72	0.65	0.59	0.51	0.42	0.37	0.28	0.23	0.07
73	0.65	0.59	0.51	0.42	0.37	0.27	0.22	0.07
74	0.65	0.59	0.50	0.41	0.37	0.27	0.22	0.07
75	0.65	0.59	0.50	0.41	0.36	0.27	0.22	0.06

Appendix B - Size Factors

Area	Building Style	% Adj
0	101	1.55
200	101	1.16
300	101	1.14
400	101	1.13
500	101	1.11
600	101	1.10
700	101	1.08
800	101	1.05
900	101	1.02
1000	101	1.00
1100	101	0.98
1200	101	0.95
1300	101	0.94
1400	101	0.92
1500	101	0.90
1600	101	0.89
1700	101	0.88
1800	101	0.87
1900	101	0.86
2000	101	0.85
2100	101	0.84
2200	101	0.84
2300	101	0.83
2400	101	0.82
2500	101	0.82
2600	101	0.81
2700	101	0.80
2800	101	0.80
2900	101	0.80
3000	101	0.79
3200	101	0.78
3400	101	0.77
3600	101	0.76
3800	101	0.75
4000	101	0.74
4200	101	0.73
4400	101	0.72
4600	101	0.71
4800	101	0.70
5000	101	0.70
5500	101	0.70
6000	101	0.70
6500	101	0.70
7000	101	0.70

Sample Evidence

Appendix C - Grade Factors

Grade	Factor
X+	3.10
X	2.50
X-	2.10
A+	1.86
A	1.71
A-	1.56
B+	1.41
B	1.29
B-	1.17
C+	1.08
C	1.00
C-	0.92
D+	0.85
D	0.80
D-	0.70
E+	0.60
E	0.50
E-	0.40

Sample Evidence