

Bettencourt Tax Advisors has mapping technology for your property value protests!!!



**The May 31st Deadline
is Around the Corner!**

BTA's new GIS mapping technology shows your home and comparable properties in a complete package that provides BETTER HEARING EVIDENCE for Appraisal Review Boards. Check out a typical Equity Protest package for Uniform and Equal Homes on the following pages. Sales and Marketing Comparable Reports are also available and more detailed maps for Commercial Property are already in use by Bettencourt Tax Advisors' Senior Property Tax Agents and the rest of the BTA Team.

SIGN-UP WITH BTA TODAY!

Don't miss the last page of BTA's
2011 Appeal Summary to see a sample of our
innovative GIS mapping technology !

2011 Appeal Summary

Effective Date of Value: 01/01/2011
Date of Report: 4/29/2011

Owner and Subject Property Information

Account Number:	0993360000048 (B194-001)			CAD:	Harris	
Owner Name:				Property Address:	13622 APPLE TREE RD HOUSTON, TEXAS 77079	
Mailing Address:	13622 APPLE TREE RD HOUSTON, TX 77079-7011			Legal Description:	LT 48 BLK 5 WILCHESTER WEST SEC 2	
Land Area	Total Living Area	Grade	CDU	Neighborhood	Key Map	Year Built
9,361 SF	3,348 SF	B+	Average	7751.00 / 25009	489F	1968 / 1991

Value Assessment Summary

	Land	Improvement	Improvement PSF	Extra Features	Market Value	Appraised Value
2011 CAD Preliminary Market Value:	\$194,880	\$345,097	\$103.08	\$3,847	\$543,824	\$543,824
Owner Opinion of Market Value	\$194,880	\$315,278	\$94.17	\$3,847	\$514,005	
Uniform and Equal Value (Based on 7 Adjusted U&E Comparables):					\$514,005	

Value History

2007	2008	2009	2010
\$473,915	\$521,306	\$507,241	\$507,241

Notes

This is a sample of BTA's Hearing Appeal Summary

Owner Name:
Account Number:

Address: **13622 APPLE TREE RD**
HOUSTON, TX 77079

Residential Uniform & Equal Tax Comparable Property Analysis "Adjusted"

	Address	Nbhd/Grp	Cond	Remodel	Impr Value	Impr sqft	Impr \$/sqft	Adj Impr \$/sqft
	Acct #	Yr Built/Remodeled	Grade	Factor	Land Value	Extra Value	Market Value	Adj Market Value
Sub	13622 APPLE TREE RD	7751.00 / 25009	Average	91	\$345,097	3,348	\$103.08	-
	0993360000048	1968 / 1991	B+	1.350000	\$194,880	\$3,847	\$543,824	-
A	406 BUTTERFLY CT	7751.00 / 25009	Poor		\$132,501	2,218	\$59.74	\$85.34
	0993340000007	1968	B+	-	\$202,542	\$3,847	\$338,890	\$395,676
B	13723 CAMARA LN	7751.00 / 25009	Fair		\$182,228	2,856	\$63.81	\$93.67
	0993320000012	1968	B	-	\$194,880	\$3,261	\$380,369	\$465,656
C	315 YORKCHESTER DR	7751.00 / 25009	Very Good	93	\$719,723	6,034	\$119.28	\$94.04
	0993330000032	1969 / 2010	B+	1.700000	\$210,242	\$0	\$929,965	\$777,674
D	13602 BUTTERFLY LN	7751.00 / 25009	Good	91	\$301,995	3,006	\$100.46	\$94.17
	0993340000012	1968 / 2010	B+	1.350000	\$181,563	\$3,366	\$486,924	\$468,002
E	13710 BUTTERFLY LN	7751.00 / 25009	Fair		\$209,490	2,993	\$69.99	\$96.24
	0993320000020	1968	B+	-	\$194,880	\$3,847	\$408,217	\$486,776
F	13707 APPLE TREE RD	7751.00 / 25009	Good	92	\$284,753	2,674	\$106.49	\$96.27
	0993330000030	1962 / 2010	B+	1.450000	\$201,516	\$4,809	\$491,078	\$463,741
G	314 YORKCHESTER DR	7751.00 / 25009	Fair		\$232,438	3,400	\$68.36	\$96.60
	0993360000034	1968	B+	-	\$193,232	\$11,915	\$437,585	\$533,579
Median Adjusted Uniform & Equal Impr \$/sqft:								\$94.17
Subject Uniform & Equal Impr Value at Median Impr \$/sqft:								\$315,278
Subject Extra Features Value:								\$3,847
Subject Land Value:								\$194,880
Subject Uniform & Equal Market Value (Adjusted Impr Value + Extra Features Value + Land Value):								\$514,005

Residential Uniform & Equal Tax Comparable Adjustment Detail

	Address	Impr \$/sqft	Remodel Adj \$/sqft	Impr Adj \$/sqft	Grade Adj \$/sqft	Cond/Age Adj \$/sqft	Adj Impr \$/sqft	Adj Ratio	Adj Impr Value	Adj Market Value
A	406 BUTTERFLY CT	\$59.74	\$20.91	(\$4.27)	\$0.00	\$8.96	\$85.34	42.86%	\$189,287	\$395,676
B	13723 CAMARA LN	\$63.81	\$22.33	(\$1.60)	\$5.94	\$3.19	\$93.67	46.80%	\$267,515	\$465,656
C	315 YORKCHESTER DR	\$119.28	(\$24.56)	\$13.63	\$0.00	(\$14.31)	\$94.04	21.16%	\$567,432	\$777,674
D	13602 BUTTERFLY LN	\$100.46	\$0.00	(\$1.27)	\$0.00	(\$5.02)	\$94.17	6.27%	\$283,073	\$468,002
E	13710 BUTTERFLY LN	\$69.99	\$24.50	(\$1.75)	\$0.00	\$3.50	\$96.24	37.50%	\$288,049	\$486,776
F	13707 APPLE TREE RD	\$106.49	(\$7.34)	(\$3.94)	\$0.00	\$1.06	\$96.27	9.60%	\$257,416	\$463,741
G	314 YORKCHESTER DR	\$68.36	\$23.93	\$0.89	\$0.00	\$3.42	\$96.60	41.30%	\$328,432	\$533,579

Remodel Adjustment	Per HCAD's Remodel Level and Factors
Impr Adjustment	Per HCAD's Size Indices
Grade and Condition/Age Adjustment	Per HCAD's Residential Cost Schedule for CDU Rating of Dwelling and Grade Factors.

Comments

According to section 42.36(3) of the Texas Property Tax Code, median value was determined by a sample of properties in the appraisal district consisting of a reasonable number of comparable properties similarly situated to, or the same general kind of character as the subject to the appeal, properly adjusted for dissimilarities.

