

MRA Coefficients Report

Market Area: Residential FtBend-Stafford TaxYear: 2026

Appraisal

Analysis of Variance

Residential FtBend-Stafford			
SOURCE	SUM SQUARES	DEGREES of FREEDOM	MEAN SQUARE
TOTAL CORRECTED	9936744013754.22	2,246	4424195909.9529
REGRESSION	8243359266290.01	11	749396296935.455
RESIDUAL	1693384747464.21	2,235	757666553.675262

Coefficients List

Residential FtBend-Stafford

R² 0.8295
 Standard Error of Estimate 27,525.7434
 Coefficient of Variation 8.8059

VARIABLE	COEFFICIENT	STD ERR	TVALUE	95% CONFIDENCE	PAR	F TEST	Cons Type	Low	High
_CONSTANT	-154,372.9624					989.0845			
preciationandCondition	-0.8379	0.0216	-38.7917	-0.88	-0.80	0.40	1,504.7934		
DSSF	0.0000						1	0.0000	0.0000
OutdoorKitchenValue	0.9989						1	0.9989	1.0000
CommValue	1.0000						1	1.0000	1.0000
LandValue	1.0000						1	1.0000	1.0000
MisclmpValue	1.0000						1	1.0000	1.0000
PoolValue	1.1384	0.0964	11.8091	0.95	1.33	0.06	139.4555		
Carport	27.7200						1	27.7200	50.0000
OP	27.7260	5.5239	5.0193	16.90	38.55	0.01	25.1932	38.5200	60.0000
ScP	49.6700						1	47.0000	49.6700
EP	59.6281	24.0642	2.4779	12.46	106.79	0.00	6.1399	45.0000	75.0000
GarageAttQFact	64.4071	6.8030	9.4675	51.07	77.74	0.04	89.6327		
TLAQFact	88.4757	1.5041	58.8230	85.53	91.42	0.61	3,460.1473		
GarageDet	92.7533	8.1351	11.4016	76.81	108.70	0.05	129.9969		
GarwithLA	113.6592	55.8385	2.0355	4.22	223.10	0.00	4.1433	120.0000	165.0000
Bedroom	1,500.0000						1	1500.0000	9000.0000
HalfBathNum	4,077.1195	1,320.9842	3.0864	1,487.99	6,666.25	0.00	9.5260	9750.0000	8000.0000
FullBathNum	9,356.3381	1,687.6673	5.5439	6,048.51	12,664.17	0.01	30.7353		
Spa	13,123.0000						1	3123.0000	2500.0000
Elevators	40,000.0000						1	0000.0000	0000.0000
LocAdj	178,944.8904	4,599.7988	38.9028	169,929.28	187,960.50	0.40	1,513.4251		
Variables Used	22								