

MRA Coefficients Report

Market Area: Residential FtBend - South

TaxYear: 2026

Appraisal

Analysis of Variance

Residential FtBend - South			
SOURCE	SUM SQUARES	DEGREES of FREEDOM	MEAN SQUARE
TOTAL CORRECTED	205234306836317	2,139	95948717548.5352
REGRESSION	190040552164944	9	21115616907216
RESIDUAL	15193754671373	2,130	7133218155.57416

Coefficients List

Residential FtBend - South

R² 0.9259
 Standard Error of Estimate 84,458.3812
 Coefficient of Variation 14.3308

VARIABLE	COEFFICIENT	STD ERR	TVALUE	95% CONFIDENCE		PAR	F TEST	Cons Type	Low	High
_CONSTANT	-309,413.8878						2,960.1810			
preciationandCondition	-0.7086	0.0371	-19.0997	-0.78	-0.64	0.15	364.7997			
DSSF	0.0000							1	0.0000	0.0000
CommValue	1.0000							1	1.0000	1.0000
LandValue	1.0000							1	1.0000	1.0000
MiscImpValue	1.0000							1	1.0000	1.0000
PoolValue	1.1400							1	1.0000	1.1400
OutdoorKitchenValue	1.2667							1	1.0000	1.2667
GarageAttQFact	64.9781	8.9423	7.2664	47.45	82.51	0.02	52.8002		43.7500	50.0000
Carport	65.0000							1	65.0000	75.0000
OP	69.4563	9.6566	7.1926	50.53	88.38	0.02	51.7339		28.0000	47.5300
ScP	71.3500							1	71.3500	90.0000
GarageDet	80.4874	14.4164	5.5830	52.23	108.74	0.01	31.1704		58.0000	60.0000
EP	80.5900							1	80.5900	90.0000
TLAQFact	92.6250	1.7687	52.3690	89.16	96.09	0.56	2,742.5092			
GarwithLA	122.1300							1	122.1300	190.0000
Bedroom	4,915.3313	3,669.7833	1.3394	-2,277.44	12,108.11	0.00	1.7940		5200.0000	9000.0000
HalfBathNum	10,131.5589	3,788.9680	2.6740	2,705.18	17,557.94	0.00	7.1501		5000.0000	5668.0000
Spa	13,522.0000							1	3522.0000	2500.0000
FullBathNum	20,034.7681	3,690.1435	5.4293	12,802.09	27,267.45	0.01	29.4769		1654.0000	2000.0000
Elevators	40,000.0000							1	0000.0000	0000.0000
LocAdj	271,170.2212	9,615.3468	28.2018	252,324.14	290,016.30	0.27	795.3423		0.0000	0.0000
Variables Used	22									