

MRA Coefficients Report

Market Area: Residential FtBend - West

TaxYear: 2026

Appraisal

Analysis of Variance

Residential FtBend - West			
SOURCE	SUM SQUARES	DEGREES of FREEDOM	MEAN SQUARE
TOTAL CORRECTED	63430001966124.4	1,695	37421830068.51
REGRESSION	59647501930024.1	10	5964750193002.41
RESIDUAL	3782500036100.28	1,685	2244807143.08622

Coefficients List

Residential FtBend - West

R² 0.9403
 Standard Error of Estimate 47,379.3957
 Coefficient of Variation 9.2750

VARIABLE	COEFFICIENT	STD ERR	TVALUE	95% CONFIDENCE	PAR	F TEST	Cons Type	Low	High
_CONSTANT	-452,326.4477					2,657.1325			
preciationandCondition	-1.3057	0.0308	-42.3929	-1.37	-1.25	0.52	1,797.1543		
DSSF	0.0000						1	-2.0000	0.0000
OutdoorKitchenValue	0.8456	0.2501	3.3810	0.36	1.34	0.01	11.4315	0.9999	1.0000
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	1.0036	0.1081	9.2840	0.79	1.22	0.05	86.1926	1.0000	1.5000
Carport	40.4900						1	40.4900	50.0000
OP	40.5095	8.7376	4.6362	23.38	57.64	0.01	21.4946	33.0000	47.5300
ScP	49.8800						1	49.8800	66.0000
GarageAttQFact	51.0733	5.7460	8.8885	39.81	62.34	0.04	79.0054	54.0400	54.0400
EP	72.5411	42.0612	1.7247	-9.90	154.98	0.00	2.9744	60.2600	80.0000
GarageDet	92.7870						1	75.4400	92.7870
TLAQFact	122.1058	1.9078	64.0035	118.37	125.85	0.71	4,096.4428		
GarwithLA	149.0000						1	124.0000	149.0000
Bedroom	1,200.0000						1	1200.0000	9000.0000
HalfBathNum	1,943.0406	2,390.0617	0.8130	-2,741.48	6,627.56	0.00	0.6609	9750.0000	9750.0000
FullBathNum	9,221.0311	2,428.0290	3.7977	4,462.09	13,979.97	0.01	14.4229	4250.0000	1250.0000
Spa	13,250.0000						1	3250.0000	2500.0000
Elevators	40,000.0000						1	0000.0000	0000.0000
LocAdj	419,435.4544	8,626.0113	48.6245	402,528.47	436,342.44	0.58	2,364.3416	1.0000	1.0000
Variables Used	22								