

# MRA Coefficients Report

Market Area: Residential Katy - West

TaxYear: 2026

## Appraisal

### Analysis of Variance

Residential Katy - West			
SOURCE	SUM SQUARES	DEGREES of FREEDOM	MEAN SQUARE
TOTAL CORRECTED	52308711687406.2	1,399	37390072685.78
REGRESSION	49629455576375.5	9	5514383952930.61
RESIDUAL	2679256111030.66	1,390	1927522382.03645

### Coefficients List

#### Residential Katy - West

R<sup>2</sup> 0.9487  
 Standard Error of Estimate 43,903.5577  
 Coefficient of Variation 7.1929

VARIABLE	COEFFICIENT	STD ERR	TVALUE	95% CONFIDENCE	PAR	F TEST	Cons Type	Low	High
_CONSTANT	-512,453.7684					2,860.8663			
preciationandCondition	-1.1821	0.0455	-25.9802	-1.27	-1.09	0.33	674.9718		
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
OutdoorKitchenValue	1.1553	0.1419	8.1416	0.88	1.43	0.05	66.2864	0.9175	1.0000
PoolValue	1.2699	0.0663	19.1538	1.14	1.40	0.21	366.8698	1.0000	1.5000
Carport	31.4000						1	31.4000	50.0000
OP	31.4101	7.5368	4.1676	16.64	46.18	0.01	17.3686	35.1200	47.5300
ScP	45.3200						1	41.8600	45.3200
EP	69.2300						1	35.0000	69.2300
GarageAttQFact	71.6718	7.0029	10.2346	57.95	85.40	0.07	104.7468	58.7500	60.0000
GarageDet	96.8946	10.1322	9.5630	77.04	116.75	0.06	91.4517	20.0000	79.8800
TLAQFact	108.8367	1.5364	70.8388	105.83	111.85	0.78	5,018.1326		
GarwithLA	160.2517						1	95.0000	165.0000
Bedroom	2,398.7148						1	2331.9100	9000.0000
HalfBathNum	10,714.0475	2,444.2545	4.3834	5,923.31	15,504.79	0.01	19.2138	4000.0000	4000.0000
Spa	13,487.0000						1	3487.0000	2500.0000
FullBathNum	13,789.0000						1	3789.0000	0000.0000
Elevators	40,000.0000						1	0000.0000	0000.0000
LocAdj	474,352.2871	14,585.2248	32.5228	445,765.25	502,939.33	0.43	1,057.7322	1.0000	1.0000
<b>Variables Used</b>	<b>22</b>								