

# MRA Coefficients Report

Market Area: Residential Katy - East

TaxYear: 2026

## Appraisal

### Analysis of Variance

Residential Katy - East			
SOURCE	SUM SQUARES	DEGREES of FREEDOM	MEAN SQUARE
TOTAL CORRECTED	8326681584450.46	372	22383552646.3722
REGRESSION	7595110307380.84	11	690464573398.258
RESIDUAL	731571277069.621	361	2026513232.87984

### Coefficients List

#### Residential Katy - East

R<sup>2</sup> 0.9121  
 Standard Error of Estimate 45,016.8105  
 Coefficient of Variation 7.8953

VARIABLE	COEFFICIENT	STD ERR	TVALUE	95% CONFIDENCE	PAR	F TEST	Cons Type	Low	High
_CONSTANT	-452,876.6512					340.7155			
preciationandCondition	-0.7371	0.0891	-8.2727	-0.91	-0.56	0.16	68.4380		
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	1.0561	0.2079	5.0798	0.65	1.46	0.07	25.8048	1.0000	1.5000
OutdoorKitchenValue	1.6068	0.4740	3.3899	0.68	2.54	0.03	11.4912	0.9175	1.0100
GarageAttQFact	26.5902	13.9567	1.9052	-0.76	53.95	0.01	3.6298	51.5400	60.0000
GarageDet	43.3072	16.6164	2.6063	10.74	75.88	0.02	6.7928	20.0000	60.0000
Carport	63.7850						1	63.7850	80.0000
OP	70.9594	14.8483	4.7790	41.86	100.06	0.06	22.8384	35.0000	60.0000
ScP	77.3500						1	77.3500	80.0000
EP	87.8600						1	87.8600	90.0000
TLAQFact	94.8357	4.4690	21.2208	86.08	103.60	0.56	450.3218		
GarwithLA	122.0000						1	122.0000	150.0000
Bedroom	7,969.5121						1	4500.0000	7969.5121
FullBathNum	17,728.7528	4,788.9897	3.7020	8,342.33	27,115.17	0.04	13.7047	4250.0000	1250.0000
HalfBathNum	18,276.2394	5,179.7512	3.5284	8,123.93	28,428.55	0.03	12.4496	3765.0000	3765.0000
Spa	18,826.0736	8,355.9270	2.2530	2,448.46	35,203.69	0.01	5.0761	3250.0000	7500.0000
Elevators	40,000.0000						1	0000.0000	0000.0000
LocAdj	409,053.8665	30,517.3931	13.4040	349,239.78	468,867.96	0.33	179.6661	1.0000	1.0000
<b>Variables Used</b>	<b>22</b>								