

CLIENT QUESTIONNAIRE

Owner: _____

Client ID: _____

Make additional copies of Questionnaire for each property; circle, check, or fill-in property address:

Property Address: _____

County: _____

CAD#: _____

Property Address _____

County: _____

CAD#: _____

The following information has proven to be very helpful as we go through the appeal process at the Appraisal District. Answers to these questions help us to respond to specific issues and objections the Appraisal Review Board (ARB) has historically raised during hearings. Use additional sheets as needed.

PHOTOS – (email photos to info@ntpts.com)

← Check box if photos we have on file and prior Questionnaires are still valid (i.e., nothing has changed).

Photos are very helpful in achieving a lower appraised value in cases such as Deferred Maintenance, Repairs Needed, Outdated Rooms/Appliances, etc.

Outside photos	Inside Photos
Cracks in the bricks, foundation, slab, etc	Cracks in sheetrock, around doors, walls, ceilings, cracks in floors, tile, ...
Peeling paint around windows, eaves, ...	Water stains on ceiling, walls, ...
Rotten/deteriorating wood around windows, roof line, at bottom of door frames	Doors that don't close correctly, or fit right, etc.
Doors – deteriorating wood, don't fit or close, paint peeling, etc.	Outdated Bathrooms, Outdated Kitchens, outdated appliances, ...

IMPROVEMENTS & PERMITS

Have there been any permits issued for your property in the past 5 years? No: _____ Yes: _____

If Yes, were these for improvements/renovations or maintenance? Describe briefly:

PHYSICAL OR ENVIRONMENTAL DETRIMENTS

Describe any physical characteristics of the land or structures which might affect the value (major street traffic, odd shaped lot, extensive easements, deep ditch, steep slope, flood plain, zoning restrictions, etc):

Do any of the physical structures (main house, pool, garage, etc) on the property have any characteristics which might affect the value (cracked slab, mold, etc)?

SALES & PURCHASE INFORMATION

Purchased in last 18 months? No _____ Yes _____ Purchase Price: \$ _____

Listed for Sale? No _____ Yes _____ Listing Price: \$ _____

ADDITIONAL INFORMATION

Please provide any additional information you feel may be helpful to us in appealing your appraised value.

Use additional sheets as needed to provide detail.

Return Questionnaire by Fax to 214-954-4326, or email/mail to the address below.