Protest summary — Harris Central Appraisal District / Appraisal Review Board

Date: _____

To: Harris Central Appraisal District / Appraisal Review Board
13013 Northwest Freeway, Houston, TX 77040 (iFile at hcad.org)

Re: Protest, account SAMPLE-0000, 1234 Stablepoint Ln (sample), Houston TX 77429

I am the owner of the property above and protest its market value of $362,833.

The property is appraised unequally compared with 25 comparable homes in the same neighborhood. Their median value, adjusted to my home, is $326,684.

I request a market value of $327,000. The evidence is enclosed.

Sincerely,

_____
Owner name
Phone / email

Enclosure: evidence (following pages)

Evidence supporting the protest

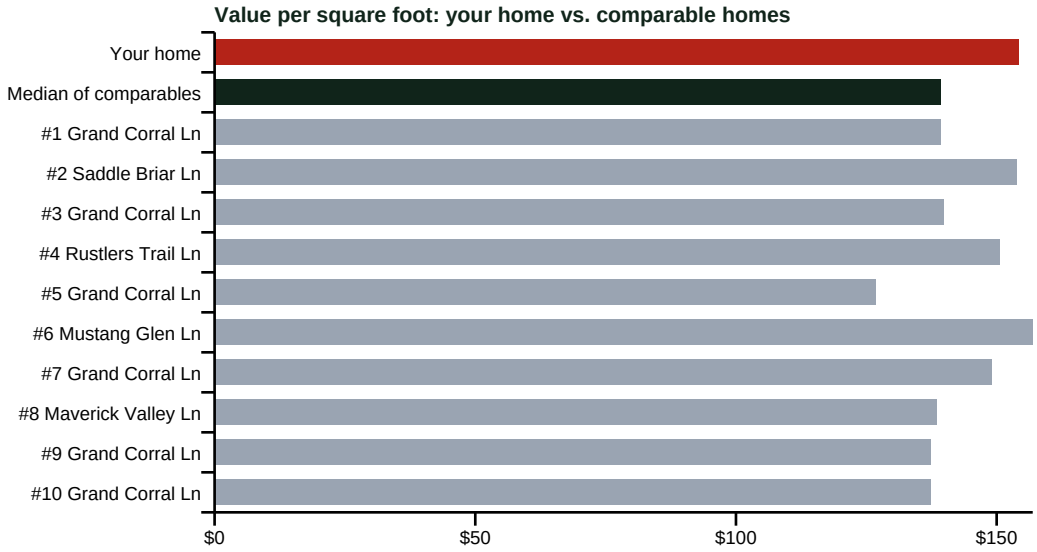
Account SAMPLE-0000, 1234 Stablepoint Ln (sample), Houston TX 77429. Market value $362,833 (2026). The owner protests on the ground that the property is appraised unequally compared with other properties (Tax Code §41.43(b)(3)).

	Account	Address	Sq ft	Built	Market value
Subject	SAMPLE-0000	1234 Stablepoint Ln (sample), Houston TX 77429	2,351	2003	$362,833

Comparable homes are listed by Account and street; their house numbers are left out for the neighbours' privacy. Each Account can be looked up in the official records.

1. Unequal appraisal: 25 comparable homes

Single-family homes in the same HCAD neighborhood and quality grade, of similar size and effective age. The table shows each home's own HCAD market value. Adjusted to the subject — each comparable's building value per square foot applied to the subject's living area, plus the subject's own land and extra-feature values — their median is **$326,684**; the subject's value is **11% higher**.



#	Account	Street	Sq ft	Built	Market value	Value / sq ft
Subj.	**SAMPLE-0000**	**1234 Stablepoint Ln (sample), Houston TX 77429**	2,351	2003	$362,833	$154.33
1	xxxxxxx0002	Grand Corral Ln	2,303	2007	$320,648	$139.23
2	xxxxxxx0012	Saddle Briar Ln	2,418	2003	$372,011	$153.85
3	xxxxxxx0010	Grand Corral Ln	2,280	2007	$318,925	$139.88
4	xxxxxxx0019	Rustlers Trail Ln	2,280	2007	$343,538	$150.67
5	xxxxxxx0014	Grand Corral Ln	2,280	2007	$289,120	$126.81
6	xxxxxxx0002	Mustang Glen Ln	2,428	2004	$381,000	$156.92
7	xxxxxxx0011	Grand Corral Ln	2,441	2007	$364,002	$149.12
8	xxxxxxx0016	Maverick Valley Ln	2,230	2007	$308,992	$138.56
9	xxxxxxx0004	Grand Corral Ln	2,230	2007	$306,322	$137.36

#	Account	Street	Sq ft	Built	Market value	Value / sq ft
10	xxxxxxx0009	Grand Corral Ln	2,486	2013	$341,691	$137.45
11	xxxxxxx0023	Wrangler Run Ct	2,499	2007	$321,598	$128.69
12	xxxxxxx0007	Saddle Briar Ln	2,500	2003	$360,000	$144.00
13	xxxxxxx0017	Stablepoint Ln	2,500	2003	$367,960	$147.18
14	xxxxxxx0004	Saddle Briar Ln	2,503	2003	$381,561	$152.44
15	xxxxxxx0002	Grand Corral Ln	2,530	2011	$349,782	$138.25

Requested market value: $327,000.

Source: Harris Central Appraisal District appraisal roll. Comparables: same neighborhood code and quality grade, living area within 20%, effective year within 10 years.