

APPEALMYTAX · EVIDENCE REPORT

Property Tax Protest Packet

SYNTHETIC EXAMPLE PROPERTY · Harris County · SAMPLE-NOT-A-REAL-PARCEL

\$120,000

valued above the comparison estimate based on 5 comparable homes, about \$2,400 per year in modeled tax difference (not guaranteed savings)

Appeal deadline: January 31 (late-correction window)

District value

\$400,000

Comp median

\$280,000

Requested value

\$280,000

Findings

Harris County has your 2026 market value at \$400,000. We analyzed 5 comparable homes in the same neighborhood, matched on living area, year built, and construction class. Their MEDIAN market value is \$280,000. The analysis places your county value 42.9 percent above its comparison estimate of \$280,000, about \$2,400 per year in modeled tax difference (not guaranteed savings). Basis: Synthetic inputs for output demonstration only; no actual property or claim is evaluated.

County value		\$400,000
Comp median (5 homes)		\$280,000
Highest comp		\$290,000
Lowest comp		\$270,000

Comparable-value difference to review.

The county's value of \$400,000 exceeds the median of these 5 comparison properties, \$280,000. A raw comparison alone does not establish entitlement to a reduction. Verify property comparability, necessary adjustments and the evidence requirements under Texas Tax Code section 42.26 before relying on the requested value of \$280,000.

Comparable Evidence

ADDRESS	SQ FT	BUILT	MKT VALUE	\$/SQ FT	VS YOURS
SYNTHETIC EXAMPLE PROPE... (yours)	1,800	1990	\$400,000	\$222	
SYNTHETIC COMPARABLE 1	1,800	1990	\$270,000	\$150	-32%
SYNTHETIC COMPARABLE 2	1,800	1990	\$275,000	\$153	-31%
SYNTHETIC COMPARABLE 3	1,800	1990	\$280,000	\$156	-30%
SYNTHETIC COMPARABLE 4	1,800	1990	\$285,000	\$158	-29%
SYNTHETIC COMPARABLE 5	1,800	1990	\$290,000	\$161	-28%

Values are public assessment-record market values or market-value equivalents for Harris County, Texas, not verified sale prices. Retrieval date and assessment year are not recorded in this packet input; the PDF generation date is not a data freshness date. Check the current property records and applicable valuation date with the local office. Unadjusted differences alone do not prove overassessment. Comparable-set median market value: \$280,000; arithmetic average: \$280,000. These are descriptive statistics, not adjusted appraisals.

Review Your Comparables

Use these checks to decide which records support your argument. A similar size or age does not establish that two properties are interchangeable.

1. SYNTHETIC COMPARABLE 1

Assessment-record market value / equivalent: \$270,000.

0% difference in area; Same recorded construction year. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

2. SYNTHETIC COMPARABLE 2

Assessment-record market value / equivalent: \$275,000.

0% difference in area; Same recorded construction year. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

3. SYNTHETIC COMPARABLE 3

Assessment-record market value / equivalent: \$280,000.

0% difference in area; Same recorded construction year. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

4. SYNTHETIC COMPARABLE 4

Assessment-record market value / equivalent: \$285,000.

0% difference in area; Same recorded construction year. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

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Unadjusted differences alone do not prove overassessment.

Official records to verify: <https://hcad.org>

Review Your Comparables

Use these checks to decide which records support your argument. A similar size or age does not establish that two properties are interchangeable.

5. SYNTHETIC COMPARABLE 5

Assessment-record market value / equivalent: \$290,000.

0% difference in area; Same recorded construction year. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

Values are public assessment-record market values or market-value equivalents for Harris County, Texas, not verified sale prices. Retrieval date and assessment year are not recorded in this packet input; the PDF generation date is not a data freshness date. Check the current property records and applicable valuation date with the local office.

Unadjusted differences alone do not prove overassessment.

Official records to verify: <https://hcad.org>

Your Hearing, Start to Finish

A Texas ARB hearing takes 10 to 20 minutes. Three panelists sit with an appraiser from the district. It is not a courtroom and you do not need a lawyer. Say these four things, in order.

1**State your number first**

"My account number is SAMPLE-NOT-A-REAL-PARCEL. The district has my market value at \$400,000. Based on comparable properties, I am requesting \$280,000."

2**Show your comparable evidence**

"I have 5 comparable homes similar in size, age, and location, assessed lower than mine." Then read two or three from the Comparable Evidence page, with their values.

3**Make the equity argument**

"Under the equal and uniform standard in Tax Code section 42.26, my assessment is above the median of comparable properties. I ask that it be brought in line."

4**State condition issues if any**

Foundation problems, roof age, flooding history, a busy road. One sentence each. Photos help.

How to handle the back and forth

If the appraiser counters with their own comps, stay calm and say: "My comparables are closer in size and condition, and they support my requested value." If they offer a number between yours and theirs, you can accept it on the spot or decline and ask the panel to rule. Most homeowners accept a fair middle number and still save.

What not to do

Do not argue that your taxes are too high or that you cannot afford them. The panel can only consider value, not your tax bill or your budget. Do not get emotional or personal with the appraiser. Stick to the comps and the number.

September 21, 2026

Appraisal Review Board
Harris County Appraisal District
<https://hcad.org>

RE: Motion to Correct Over-Appraisal (Tex. Tax Code Section 25.25(d))

Property Owner: Synthetic Example - Not a Customer
Property Address: SYNTHETIC EXAMPLE PROPERTY
Parcel/Account: SAMPLE-NOT-A-REAL-PARCEL

Dear Members of the Appraisal Review Board,

Pursuant to Section 25.25(d) of the Texas Property Tax Code, I move to correct the appraised value assigned to my property for the 2026 tax year, which exceeds its market value by more than the statutory threshold for a late correction.

PROPERTY DETAILS:

The subject property is a single-family residence located at SYNTHETIC EXAMPLE PROPERTY in Harris County, Texas. The property was built in 1990, contains approximately 1,800 square feet, with 3 bedrooms and 2 bathrooms.

CURRENT ASSESSMENT:

The Harris County Appraisal District has valued this property at \$400,000. Based on comparable sales data and market analysis, I believe the fair market value of this property is \$280,000, representing an overassessment of \$120,000 (42.9%).

EVIDENCE OF UNEQUAL APPRAISAL:

1. Analysis of 5 comparable properties in the same neighborhood shows an average assessed value of \$280,000.
2. 5 of 5 comparable properties with similar characteristics are assessed lower than the subject property.
3. The subject property is valued \$120,000 above the comparable-set average, constituting an unequal valuation under TX Property Tax Code Section 42.26.
4. The effective tax rate applied to the inflated assessment results in an annual tax overpayment of approximately \$2,400.

COMPARABLE PROPERTY EVIDENCE:

A detailed analysis of 5 comparable properties appears on page 3 of this packet.

TAX IMPACT:

- Current annual tax at assessed value: \$8,000
- Fair annual tax at market value: \$5,600
- Annual overpayment: \$2,400
- Five-year cumulative overpayment: \$12,000

REQUESTED RELIEF:

I respectfully request that the Appraisal Review Board reduce the appraised value of this property from \$400,000 to \$280,000, which accurately reflects the current market value as supported by comparable sales evidence.

This motion is filed under Section 25.25(d) of the Texas Property Tax Code, which permits correction of an over-appraisal after the protest deadline and before the date the taxes become delinquent.

Respectfully submitted,

Synthetic Example - Not a Customer
SYNTHETIC EXAMPLE PROPERTY
Date: September 21, 2026

FILING INSTRUCTIONS

Step-by-Step Guide for Harris County

FILE NOW for your current-year taxes: your home is assessed about 42.857142857142854% above comparable properties, which can qualify for a late correction under Texas Tax Code Section 25.25(d) even though the May 15 protest deadline has passed.

1. Get the motion form: Comptroller Form 50-869 if this is your homestead (qualifies at one-fourth, 25 percent or more, over value), or Form 50-230 for non-homestead property (one-third, 33 percent or more). Download from comptroller.texas.gov or the Harris County appraisal district site.
2. File the completed motion with the Harris County Appraisal Review Board through the appraisal district. Attach this appeal letter and the comparable-sales evidence sheet from this packet.
3. Deadline: file before your taxes become delinquent on February 1 (so by January 31). A 10 percent late-correction penalty applies to the corrected tax if your motion succeeds, factor that into your savings.
4. Eligibility: this path is only available if you did NOT already protest this property's value this year and receive an ARB ruling. If you did, use the next-cycle steps below instead.
5. If the chief appraiser does not agree within 15 days of filing, you are entitled to an ARB hearing. Present your comparable sales calmly and factually.

FOR THE NEXT PROTEST CYCLE (when new values publish in spring), file a standard protest before the May 15 deadline:

6. Visit <https://hcad.org>, file your protest online using the ARB Protest Form, select "Unequal Appraisal", attach this letter and evidence, and request an ARB hearing.

TIPS FOR SUCCESS

- Dress professionally for your hearing.
- Bring printed copies of all documents.
- Focus on comparable sales, not emotions.
- Be respectful to the board members.
- If offered a settlement before the hearing, evaluate whether it's close to your target value.
- Arrive early and review your materials while waiting.
- Speak clearly and stick to the facts when presenting your case.

WHAT HAPPENS AFTER YOU FILE

Filing is the start of the process, not the end. Here is what to expect, and exactly what AppealMyTax does and does not do for you.

The typical timeline

After you file, the Harris County Appraisal District reviews your protest. It first offers an informal review and an online settlement option called iSettle. You can accept an offer or decline it. If no settlement is reached, your protest moves to a formal hearing before the Appraisal Review Board. The district notifies you of the hearing date by email or by standard mail.

If the district declines to settle online

A message that the district cannot propose an online settlement is NOT a rejection of your protest. In Texas, sales disclosure is not mandatory, so districts often cannot value a property online and simply route the protest to the normal informal meeting and ARB hearing instead. Your protest stays fully active, and the evidence in this packet is built for exactly that hearing.

You represent yourself

As the property owner, you present your own case. You do not need a lawyer or a paid agent to protest. Your appraisal district and the Appraisal Review Board are the authority on your protest status, your hearing date, and procedure. For those questions, contact them directly at <https://hcad.org>. They respond fastest because it is their process.

What this packet gives you

- Comparable property evidence supporting a lower value
- A ready-to-file appeal letter citing the applicable statute
- Step-by-step filing instructions for your county
- A word-for-word script for your hearing

What AppealMyTax does not do

AppealMyTax is an evidence and document service, not a representation service. We do not file your protest for you, attend or represent you at your hearing, negotiate on your behalf, or provide legal or tax advice. We are not your agent or attorney. Our work is complete when this packet is delivered to you.

Status or hearing-date questions: contact Harris County Appraisal District at <https://hcad.org>. Questions about this packet or a refund: email support@appealmytax.dev within 30 days.

APPEAL DEADLINE CHECKLIST

File by: January 31 (before taxes go delinquent)

- ☐ Review this packet and the Section 25.25 filing instructions (page 9)
- ☐ Confirm this is your homestead (qualifies at 25% over) or non-homestead (33% over)
- ☐ Confirm you did NOT already protest this value this year and get an ARB ruling
- ☐ Download Form 50-869 (homestead) or 50-230 (non-homestead) from comptroller.texas.gov
- ☐ Attach this appeal letter and the comparable-sales evidence to the motion
- ☐ File the motion with the ARB through the appraisal district before January 31
- ☐ Factor the 10% late-correction penalty into your savings math
- ☐ Prepare for an ARB hearing if the chief appraiser does not agree within 15 days

Keep this checklist with your appeal documents. Check off each item as you complete it.

LEGAL DISCLAIMER

This appeal packet was generated by AppealMyTax on September 21, 2026 based on information you provided. It is an informational template to assist with your property tax protest.

THIS IS NOT LEGAL OR TAX ADVICE.

This packet does not constitute professional counsel. Before filing your protest, consider reviewing these documents with a licensed property tax consultant or attorney.

ACCURACY:

Tax rates, comparable values, and assessment data are approximations. Verify all figures against your official appraisal notice from Harris County Appraisal District at <https://hcad.org>.

NO GUARANTEE:

Filing a protest does not guarantee a reduction in assessed value. Success depends on evidence quality and ARB review.

MONEY-BACK GUARANTEE:

If unsatisfied for any reason, contact support@appealmytax.dev within 30 days for a full refund.

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