

APPEALMYTAX · EVIDENCE REPORT

Property Tax Protest Packet

PUBLIC RECORD EXAMPLE - DO NOT FILE · Harris County · 0051170000007

\$34,536

valued above the comparison estimate based on 10 comparable homes,
about \$743 per year in modeled tax difference (not guaranteed savings)

Source year 2026 - verify your notice deadline before filing

District value

\$475,370

Comp median

\$447,162

Requested value

\$440,834

CONFIDENTIAL · Prepared for SAMPLE HOMEOWNER - NOT A CUSTOMER · September 29, 2026

Findings

Harris County has your 2026 market value at \$475,370. We analyzed 10 comparable homes in the same neighborhood, matched on living area, year built, and construction class. Their MEDIAN market value is \$447,162. The analysis places your county value 7.8 percent above its comparison estimate of \$440,834, about \$743 per year in modeled tax difference (not guaranteed savings). Basis: 40 comparable homes from the appraiser's own neighborhood code; dispersion 6.6% (limit 15%); cohort median \$201.01/sq ft vs yours \$219.27/sq ft.

County value		\$475,370
Comp median (10 homes)		\$447,162
Highest comp		\$468,065
Lowest comp		\$408,592

Comparable-value difference to review.

The county's value of \$475,370 exceeds the median of these 10 comparison properties, \$447,162. 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 \$440,834.

Comparable Evidence

ADDRESS	SQ FT	BUILT	MKT VALUE	\$/SQ FT	VS YOURS
PUBLIC RECORD EXAMPLE -... (yours)	2,168	2006	\$475,370	\$219	
PUBLIC COMPARISON 1	2,164	2006	\$468,065	\$216	-2%
PUBLIC COMPARISON 2	2,219	2006	\$449,262	\$202	-5%
PUBLIC COMPARISON 3	2,172	2007	\$455,173	\$210	-4%
PUBLIC COMPARISON 4	2,126	2007	\$430,000	\$202	-10%
PUBLIC COMPARISON 5	2,126	2007	\$462,645	\$218	-3%
PUBLIC COMPARISON 6	2,119	2005	\$408,592	\$193	-14%
PUBLIC COMPARISON 7	2,014	2006	\$445,062	\$221	-6%
PUBLIC COMPARISON 8	2,225	2007	\$440,264	\$198	-7%
PUBLIC COMPARISON 9	2,228	2007	\$456,655	\$205	-4%
PUBLIC COMPARISON 10	2,233	2007	\$434,156	\$194	-9%

Values are public assessment-record market values or market-value equivalents for Harris County, Texas, not verified sale prices. Registered assessment year: 2026; dataset retrieved 2026-09-23. See Your Evidence Sources for official record links. A recorded retrieval date does not prove current accuracy or appeal eligibility. Comparable-set median market value: \$447,162; arithmetic average: \$444,987. These are descriptive statistics, not adjusted appraisals.

Your Evidence Sources

Harris Central Appraisal District certified assessment records. Registered assessment year: 2026.
Dataset retrieved: 2026-09-23. This is the stored dataset date, not a fresh lookup of every record.

[Open official county dataset](#)

[Open official files; find the account IDs listed below](#)

HCAD 2026 certified account and residential-building files, updated September 20. The analysis screens up to 40 same-grade candidates. This appendix lists the displayed comparisons in their original order, including higher values. These are assessment records, not verified sales or an adjusted appraisal. Exemptions and appraisal caps can limit tax savings.

Records below can be checked in the official source. Source records can contain errors; confirm parcel identity, assessment year and physical details. The displayed market-value equivalent is not a recorded sale price.

Subject: parcel 0051170000007; assessed \$475,370; market equivalent \$475,370.

Comparable 1: parcel 1282730010001; assessed \$468,065; market equivalent \$468,065.

Comparable 2: parcel 1281870010008; assessed \$449,262; market equivalent \$449,262.

Comparable 3: parcel 1293200010001; assessed \$455,173; market equivalent \$455,173.

Comparable 4: parcel 1297180010002; assessed \$430,000; market equivalent \$430,000.

Comparable 5: parcel 1297180010005; assessed \$462,645; market equivalent \$462,645.

Comparable 6: parcel 1248770010004; assessed \$408,592; market equivalent \$408,592.

Comparable 7: parcel 1262280010001; assessed \$445,062; market equivalent \$445,062.

Comparable 8: parcel 1281870010011; assessed \$440,264; market equivalent \$440,264.

Comparable 9: parcel 1281870010009; assessed \$456,655; market equivalent \$456,655.

Comparable 10: parcel 1281870010006; assessed \$434,156; market equivalent \$434,156.

Still needed from you: verify the local valuation date and filing route; document any incorrect property facts; add dated condition photos or repair estimates where relevant; attach independently verified sales if your argument relies on sales. Review and submit the required application yourself.

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. PUBLIC COMPARISON 1

Assessment-record market value / equivalent: \$468,065.

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

Official source for account: 1282730010001

2. PUBLIC COMPARISON 2

Assessment-record market value / equivalent: \$449,262.

2% larger; Same recorded construction year. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

Official source for account: 1281870010008

3. PUBLIC COMPARISON 3

Assessment-record market value / equivalent: \$455,173.

0% larger; 1 years newer. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

Official source for account: 1293200010001

4. PUBLIC COMPARISON 4

Assessment-record market value / equivalent: \$430,000.

2% smaller; 1 years newer. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

Official source for account: 1297180010002

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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. PUBLIC COMPARISON 5

Assessment-record market value / equivalent: \$462,645.

2% smaller; 1 years newer. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

Official source for account: 1297180010005

6. PUBLIC COMPARISON 6

Assessment-record market value / equivalent: \$408,592.

2% smaller; 1 years older. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

Official source for account: 1248770010004

7. PUBLIC COMPARISON 7

Assessment-record market value / equivalent: \$445,062.

7% smaller; Same recorded construction year. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

Official source for account: 1262280010001

8. PUBLIC COMPARISON 8

Assessment-record market value / equivalent: \$440,264.

3% larger; 1 years newer. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

Official source for account: 1281870010011

Values are public assessment-record market values or market-value equivalents for Harris County, Texas, not verified sale prices. Registered assessment year: 2026; dataset retrieved 2026-09-23. See Your Evidence Sources for official record links. A recorded retrieval date does not prove current accuracy or appeal eligibility.

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.

9. PUBLIC COMPARISON 9

Assessment-record market value / equivalent: \$456,655.

3% larger; 1 years newer. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

Official source for account: 1281870010009

10. PUBLIC COMPARISON 10

Assessment-record market value / equivalent: \$434,156.

3% larger; 1 years newer. Condition, renovations, sale terms and precise location differences are not verified here. Review these before relying on this record.

Official source for account: 1281870010006

Values are public assessment-record market values or market-value equivalents for Harris County, Texas, not verified sale prices. Registered assessment year: 2026; dataset retrieved 2026-09-23. See Your Evidence Sources for official record links. A recorded retrieval date does not prove current accuracy or appeal eligibility.

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

Your Hearing, Start to Finish

Use this outline only after verifying the records, property differences and requested value. Follow your ARB hearing notice and local procedures; hearing format and time limits vary. You present your own evidence.

1

State your number first

"My account number is 00511700000007. The district has my market value at \$475,370. Based on comparable properties, I am requesting \$440,834."

2

Show your comparable evidence

"I have 10 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 presents other comparisons, explain only differences you have verified. These records do not establish interior condition or replace needed adjustments. Review any settlement against your evidence before accepting; ask the district about the consequences and next steps.

What not to do

For a value or unequal-appraisal protest, explain the relevant evidence and requested value. A high tax bill alone does not establish overvaluation. Select the grounds that apply on the official protest form and follow the ARB procedures.

September 29, 2026

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

RE: DRAFT FOR OWNER REVIEW - 2026 assessment records

Property Owner: SAMPLE HOMEOWNER - NOT A CUSTOMER

Property Address: PUBLIC RECORD EXAMPLE - DO NOT FILE

Parcel/Account: 0051170000007

Dear Members of the Appraisal Review Board,

I request review of the property's 2026 appraised value based on the assessment-record comparisons below. Before filing this draft, I must verify my notice, the applicable filing route and deadline, and the required adjustments and evidence. These 2026 records do not establish a later year's value or eligibility for a late correction.

PROPERTY DETAILS:

The subject property is a single-family residence located at PUBLIC RECORD EXAMPLE - DO NOT FILE in Harris County, Texas. The property was built in 2006, contains approximately 2,168 square feet.

CURRENT ASSESSMENT:

The Harris County Appraisal District has valued this property at \$475,370. Based on comparable assessment records and market analysis, I believe the fair market value of this property is \$440,834, representing an overassessment of \$34,536 (7.8%).

EVIDENCE OF UNEQUAL APPRAISAL:

1. The 10 displayed comparison records have a median county market value of \$447,162. These are assessment records, not verified sale prices.
2. 10 of these 10 records have county market values below the subject property. The underlying analysis and selection basis appear in this packet.
3. The comparison difference warrants review; it does not by itself establish unequal appraisal or a right to a reduction. Verify comparability and appropriate adjustments before relying on the requested value.
4. The modeled annual tax difference of \$743 requires checking exemptions, appraisal caps and the actual tax rate; it is not verified savings.

COMPARABLE PROPERTY EVIDENCE:

A detailed analysis of 10 comparable properties appears on page 3 of this packet.

MODELED TAX IMPACT - VERIFY BEFORE FILING:

- Current annual tax at assessed value: \$10,220
- Fair annual tax at market value: \$9,478
- Modeled annual difference: \$743
- Five-year illustration, not a forecast: \$3,713

REQUESTED RELIEF:

I respectfully request that the Appraisal Review Board reduce the appraised value of this property from \$475,370 to \$440,834, based on the assessment-record comparisons provided, subject to verification of property differences and required adjustments.

This draft does not assert timely filing. Confirm the deadline and filing route for your notice with HCAD before submitting. If preparing for a future cycle, replace the assessment and comparison records with that year's records before signing or filing.

Respectfully submitted,

SAMPLE HOMEOWNER - NOT A CUSTOMER
PUBLIC RECORD EXAMPLE - DO NOT FILE
Date: September 29, 2026

FILING INSTRUCTIONS

Step-by-Step Guide for Harris County

1. Verify the assessment year, property details, exemptions and individual notice deadline at <https://hcad.org>. This report uses 2026 records.
2. Confirm the correct filing route before using the draft letter. A comparison difference does not establish eligibility for a late correction.
3. Review the assessment-record comparisons and document necessary adjustments. Add verified sales only if your argument relies on sales.
4. Complete the official application or online protest required for your eligible filing route. Review, sign and submit it yourself with your evidence.
5. Keep submission confirmation and follow the appraisal district's hearing instructions.
6. If preparing for the next cycle, obtain that year's notice and comparison records and update this draft before filing. Do not relabel these records as next year's evidence.

TIPS FOR SUCCESS

- Dress professionally for your hearing.
- Bring printed copies of all documents.
- Present verified evidence relevant to your protest grounds.
- 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

Harris owners can file online at <https://owners.hcad.org>. To request iSettle, select that option on your protest and provide your opinion of value. HCAD sends a confirmation and reviews the request; an online offer is not guaranteed. Follow HCAD notices for any offer, response requirements and formal ARB hearing.

If the district declines to settle online

An unavailable online settlement does not itself establish that your protest was rejected. Check the district portal and notices to confirm receipt, status and any required response or hearing date. Review the packet against the applicable tax year and hearing rules before presenting it.

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

- Sourced comparisons to review for a value argument
- Draft letter for owner review; official filing still required
- Step-by-step filing instructions for your county
- Hearing outline to adapt to your verified evidence

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

Confirm your notice deadline and filing eligibility

- ☐ Review this appeal packet thoroughly
- ☐ Verify your parcel ID matches your appraisal notice
- ☐ Confirm the tax year and notice: the ordinary deadline is May 15 or 30 days after the appraisal notice is mailed, whichever is later
- ☐ If that deadline has passed, ask the district about your specific eligibility; this packet does not establish a late-filing right
- ☐ Review the sourced assessment comparisons; they are not verified sale prices. Confirm comparability, condition and any adjustments
- ☐ For a later tax year, obtain current records and review the analysis again; do not reuse this value conclusion automatically
- ☐ Review and sign the draft letter only after verifying its statements
- ☐ File the official protest (Form 50-132 or the district online process) through <https://hcad.org>; a draft letter is not a filing confirmation
- ☐ Save your submission confirmation and follow the district or ARB notices
- ☐ Prepare relevant exhibits and follow the hearing notice
- ☐ Attend hearing with all documents

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 29, 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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