

# PROPERTY TAX APPEAL PACKET

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<b>Owner:</b>	Jane Sample
<b>Property:</b>	1234 SAMPLE ST, HOUSTON
<b>County:</b>	Harris, Texas
<b>Parcel ID:</b>	1234567890123
<b>Current Assessment:</b>	\$425,000
<b>Estimated Market Value:</b>	\$365,000
<b>Potential Annual Savings:</b>	<b>\$1,290</b>
<b>Appeal Deadline:</b>	May 15, 2026
<b>Generated:</b>	May 16, 2026

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CONFIDENTIAL — Prepared for Jane Sample

May 16, 2026

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

**RE: Protest of Property Tax Assessment**

Property Owner: Jane Sample  
Property Address: 1234 SAMPLE ST, HOUSTON  
Parcel/Account: 1234567890123

Dear Members of the Appraisal Review Board,

Pursuant to Section 41.41 of the Texas Property Tax Code, I hereby protest the appraised value assigned to my property for the 2026 tax year.

**PROPERTY DETAILS:**

The subject property is a single-family residence located at 1234 SAMPLE ST, HOUSTON in Harris County, Texas. The property was built in 2002, contains approximately 2,400 square feet, with 4 bedrooms and 2.5 bathrooms.

**CURRENT ASSESSMENT:**

The Harris County Appraisal District has assessed this property at \$425,000. Based on comparable sales data and market analysis, I believe the fair market value of this property is \$365,000, representing an overassessment of \$60,000 (14.1%).

**EVIDENCE OF UNEQUAL APPRAISAL:**

1. Analysis of 3 comparable properties in the same neighborhood shows an average assessed value of \$365,000.
2. 3 of 3 comparable properties with similar characteristics are assessed lower than the subject property.
3. The subject property is assessed \$60,000 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 \$1,290.

**COMPARABLE PROPERTY EVIDENCE:**

[See detailed comparable property analysis with 3 properties on the following page]

**TAX IMPACT:**

- Current annual tax at assessed value: \$9,138
- Fair annual tax at market value: \$7,848
- Annual overpayment: \$1,290
- Five-year cumulative overpayment: \$6,450

**REQUESTED RELIEF:**

I respectfully request that the Appraisal Review Board reduce the appraised value of this property from \$425,000 to \$365,000, which accurately reflects the current market value as supported by comparable sales evidence.

This protest is timely filed before the May 15, 2026 deadline as required by Section 41.44 of the Texas Property Tax Code.

Respectfully submitted,

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Jane Sample  
1234 SAMPLE ST, HOUSTON  
Date: May 16, 2026

# COMPARABLE SALES EVIDENCE

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## Subject Property: 1234 SAMPLE ST, HOUSTON

Assessed Value: \$425,000 | Estimated Market Value: \$365,000

Address	Assessed Value	Sq Ft	Year Built	Beds	Baths
1200 SAMPLE ST	\$372,000	2,380	2001	4	2.5
1268 SAMPLE ST	\$358,000	2,420	2003	3	2.5
1310 SAMPLE ST	\$365,000	2,410	2002	4	2

## Average Comparable Assessed Value: \$365,000

Your Assessment: \$425,000 | 3 of 3 comparable properties are assessed lower

**Your property is assessed \$60,000 (16.4%) above the neighborhood average.**

This demonstrates unequal valuation under TX Property Tax Code Section 42.26.

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Data sourced from Harris County Appraisal District public records.

All comparable properties share similar size, age, and neighborhood characteristics.

# FILING INSTRUCTIONS

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## Step-by-Step Guide for Harris County

1. Visit <https://hcad.org> and navigate to the protest filing section.
2. File your protest online using the ARB Protest Form.
3. Select "Unequal Appraisal" as your reason for protest (strongest with this evidence).
4. Upload or attach this appeal letter and comparable sales evidence.
5. Request a formal hearing with the Appraisal Review Board (ARB).
6. At your hearing, present your comparable sales evidence calmly and factually.
7. If the ARB rules against you, you can appeal to binding arbitration or district court.

## 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.

# APPEAL DEADLINE CHECKLIST

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**Deadline: May 15, 2026**

- Review this appeal packet thoroughly
- Verify your parcel ID matches your appraisal notice
- Gather 3-5 actual comparable sales from your area
- Replace template comps with real data
- Sign the appeal letter
- File protest before May 15, 2026 at <https://hcad.org>
- Save your confirmation number
- Prepare for ARB hearing (typically 30-60 days after filing)
- Attend hearing with all documents

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

# LEGAL DISCLAIMER

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This appeal packet was generated by AppealMyTax on May 16, 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 [john@revxl.net](mailto:john@revxl.net) within 30 days for a full refund.

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