

APPEALMYTAX · VALUATION REPORT

Property Valuation Report

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

\$280,000

estimated comparable-property value, based on 5 homes in Harris County records

For use in pricing, refinance, estate, or attorney records

County market value	Assessed value	Comp median	Market vs county value
\$280,000	\$280,000	\$280,000	+\$0 (0.0%)

CONFIDENTIAL · Prepared for Synthetic Example - Not a Customer · September 21, 2026

Illustrative values and tax rate. Not an appraisal, customer result or savings forecast.

Findings

The Harris County Appraisal District places this parcel's market value at \$280,000. Based on comparable-property records and market analysis, the estimated fair market value is \$280,000, a difference of \$0 (0.0%).

Your assessment		\$280,000
Comp median (5 homes)		\$280,000
Highest comp		\$290,000
Lowest comp		\$270,000

Interpretation: no downward gap identified by this model.

This analysis does not identify a supported downward value adjustment from the available comparison records. It does not establish that the assessment is correct or rule out record errors, exemptions, condition evidence or other appeal grounds. Review independent evidence and local requirements before deciding what to do.

Comparable Evidence

ADDRESS	SQ FT	BUILT	MKT VALUE	\$/SQ FT	VS YOURS
SYNTHETIC EXAMPLE PROPE... (yours)	1,800	1990	\$280,000	\$156	
SYNTHETIC COMPARABLE 1	1,800	1990	\$270,000	\$150	-4%
SYNTHETIC COMPARABLE 2	1,800	1990	\$275,000	\$153	-2%
SYNTHETIC COMPARABLE 3	1,800	1990	\$280,000	\$156	0%
SYNTHETIC COMPARABLE 4	1,800	1990	\$285,000	\$158	+2%
SYNTHETIC COMPARABLE 5	1,800	1990	\$290,000	\$161	+4%

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>

How to Use This Report

Prepared on September 21, 2026 for Synthetic Example - Not a Customer, for use in pricing, refinance, estate, or attorney records.

- Listing preparation: Share the comparable-property page with your listing agent as a public-record starting point, not a certified appraisal.
- Refinance preparation: Use the comparable-property table to identify records worth discussing with a licensed appraiser.
- Purchase due diligence: Compare the asking price with the included public county records and anticipate a possible reassessment.
- Investor analysis: Compare the public tax basis with the recorded market value when modeling net yield.
- Estate records: Preserve a dated public-record valuation snapshot and the identified comparable properties.
- Future protest reference: Re-run the address after the next assessment cycle to identify any material change.

WHAT THIS REPORT IS NOT:

This is not a certified appraisal, not legal advice, and not a tax filing. It is an informational analysis assembled from public county records and comparable properties to help you understand where your property's assessed value stands.

DISCLAIMER

This Property Valuation Report was generated by AppealMyTax on September 21, 2026 from public county records, the included comparable properties, and the property information you provided. It is informational only.

NOT AN APPRAISAL.

This report is not a certified appraisal under USPAP standards and may not be substituted for one in lending, legal, or regulatory contexts that require a licensed appraiser.

NOT LEGAL OR TAX ADVICE.

For decisions with legal or tax consequences (sale, refinance, estate planning, divorce, dispute), consult a licensed professional in the relevant field.

ACCURACY.

Comparable property values and assessment figures are drawn from public records. Verify all figures against your official appraisal notice and the Harris County Appraisal District records.

MONEY-BACK GUARANTEE.

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