

Contents

1234 SESAME ST, HOUSTON, TX 77036

Account #1234567890123 · July 25, 2026

In this kit

Notice of Protest (Form 50-132)

Part 1 — Your copy (KEEP)

A copy of your form(s) stamped DO NOT MAIL, plus your evidence — keep for your records.

Part 2 — MAIL to HCAD

The clean official form(s) to file with HCAD.

Send only the clean form(s) to HCAD — by mail, drop-off, or upload. Keep your copy.

The pages stamped «YOUR COPY / DO NOT MAIL» are for your records — do NOT mail or upload them to HCAD. Send only the clean, un-stamped form page(s).

Mail to: Harris Central Appraisal District, P.O. Box 922004, Houston, TX 77292-2004 · or drop off at 13013 Northwest Freeway. The **protest** (50-132) can be filed online by iFile at owners.hcad.org. **Exemption forms** are filed by mail or in person — except the **homestead** exemption, which may also be filed online at hcad.org (over-65, disability, and veteran exemptions cannot).

Property Owner's Notice of Protest

Form 50-132

for Counties with Populations Greater than 120,000

Harris Central Appraisal District

Appraisal District's County

1234567890123

Appraisal District Account Number (if known)

2026

Tax Year

GENERAL INFORMATION: A property owner or an owner's designated agent can use this form to file a protest with the appraisal review board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413.

FILING INSTRUCTIONS: File this document and all supporting documentation with the appraisal district office in the county in which the property is taxable. **Do not file this document with the Texas Comptroller of Public Accounts.**

SECTION 1: Property Owner or Lessee

☐ Person Age 65 or Older ☐ Disabled Person ☐ Military Service Member ☐ Military Veteran ☐ Spouse of a Military Service Member or Veteran

JOHN SMITH

Name of Property Owner or Lessee

1234 SESAME ST, HOUSTON, TX 77036

Mailing Address, City, State, ZIP Code

(713) 555-0100

Phone Number (area code and number)

SECTION 2: Property Description

1234 SESAME ST, HOUSTON, TX 77036

Physical Address, City, State, ZIP Code (if different than above)

If no street address, provide legal description:

Mobile Home Make, Model and Identification (if applicable):

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your ARB protest according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

- | | |
|---|---|
| ☒ Incorrect appraised (market) value and/or value is unequal compared with other properties. | ☐ Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal. |
| ☐ Property should not be taxed in _____ (taxing unit). | ☐ Owner's name is incorrect. |
| ☐ Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. | ☐ Property description is incorrect. |
| ☐ Failure to send required notice. _____ (type) | ☐ Incorrect damage assessment rating for a property qualified for a temporary disaster exemption. |
| ☐ Exemption was denied, modified or canceled. | ☐ Circuit breaker limitation on appraised value for all other real property was denied, modified or canceled. |
| ☐ Temporary disaster damage exemption was denied or modified. | ☐ Incorrect appraised value and allocation of value of a structure, archaeological site and land necessary for access under a historic site exemption. |
| ☐ Ag-use, open-space or other special appraisal was denied, modified or canceled. | ☐ Other: _____ |
| ☐ Change in use of land appraised as ag-use, open-space or timberland. | |

SECTION 4: Additional Facts

What is your opinion of your property's value? (optional) \$ 330,000

Provide facts that may help resolve this protest:

See attached equal-and-uniform comparable-property evidence.

Do you request an informal conference with the appraisal office before the protest hearing? ☒ Yes ☐ No

A property owner does not waive the right to appear in person at a protest hearing by submitting an affidavit to the ARB or by electing to appear by telephone conference call or videoconference.

- ☒ In person
- ☐ By telephone conference call and will submit evidence with a written affidavit delivered to the ARB before the hearing begins.** (*may use Comptroller Form 50-283, Property Owner's Affidavit of Evidence*)
- ☐ By videoconference and will submit evidence with a written affidavit delivered to the ARB before the hearing begins.** (*may use Comptroller Form 50-283, Property Owner's Affidavit of Evidence*)
- ☐ On written affidavit submitted with evidence and delivered to the ARB **before** the hearing begins

☒ Regular first-class mail

☐ Certified mail and agree to pay the cost (*if applicable*)

I want the ARB to send me a copy of its hearing procedures ☒ Yes ☐ No

☐ Yes, by text to _____
Mobile Phone Number (*area code and number*)

☐ Yes, by email to _____
Email Address*

☒ No

SECTION 7: Special Panel Request for Property Value of \$62.9 Million or More

My property is appraised at \$62.9 million or greater: ☐ Yes ☒ No

- ☐ Commercial real and personal property
- ☐ Industrial and manufacturing real and personal property
- ☐ Real and personal property of utilities
- ☐ Multifamily residential real property

☒ Property Owner ☐ Property Owner's Agent ☐ Other: _____

07/25/2026

Date

Print

Important Information

GENERAL INFORMATION

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SINGLE-MEMBER PANELS

An ARB must provide the option of a single-member panel hearing if requested in the notice of protest or submitted in writing to the ARB not later than the 10th day before the hearing date (Tax Code Section 41.45(b-4)).

SPECIAL PANELS

Special panels are available in counties with a population of 1.2 million or more. To qualify for a special panel to hear your protest, a property must have an appraised value determined by the appraisal district of equal to or greater than the minimum eligibility amount determined by Tax Code Section 6.425(g) and be classified as one of the following:

- commercial real and personal property;
- real and personal property of utilities;
- industrial and manufacturing real and personal property; or
- multifamily residential real property.

ELECTRONIC REMINDER

Electronic reminders are available in counties with a population of 120,000 or more. You must request the reminder on your notice of protest or in writing and provide a valid email address or telephone number (Tax Code Section 41.46(f)).

ELECTRONIC DELIVERY OF COMMUNICATIONS

A property owner or their authorized representative may request electronic communications from a tax official under Tax Code Section 1.085(a-1) by using Form 50-843, *Request for Electronic Delivery of Communications with a Tax Official*. The form must be filed with the applicable tax official in the county where the property is located.

FINAL ORDER OF DETERMINATION

Email delivery of the order of determination is available in counties with a population of 120,000 or more.

DEADLINES

With exceptions, the typical deadline for filing a notice of protest is midnight, May 15 (Tax Code Section 41.44). Contact the ARB for the county in which the property is located for the specific protest filing deadline.

NOTICE

The Comptroller's office may not advise a property owner, a property owner's agent, the chief appraiser or any appraisal district employee on a matter that the Comptroller's office knows is the subject of an ARB protest. Consult Tax Code Chapter 41 or the ARB hearing procedures for more information.

DO NOT MAIL
YOUR COPY

Your answers — change any before you file

These are the choices you made; we just placed them on the forms. Read them over — if anything is wrong, cross it out and write the correct answer by hand before you mail.

PROPERTY & OWNER

Owner name	JOHN SMITH
Property address	1234 SESAME ST, HOUSTON, TX 77036
Mailing address	1234 SESAME ST, HOUSTON, TX 77036
Phone	(713) 555-0100
HCAD account	1234567890123
Tax year	2026

YOUR PROTEST

Your opinion of value	\$330,000
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HEARING CHOICES (FORM 50-132)

Informal conference first	Yes
ARB panel	Three or more members
How you'll attend	In person
Hearing notice by	Regular mail
Send hearing procedures	Yes
Reminder	By email

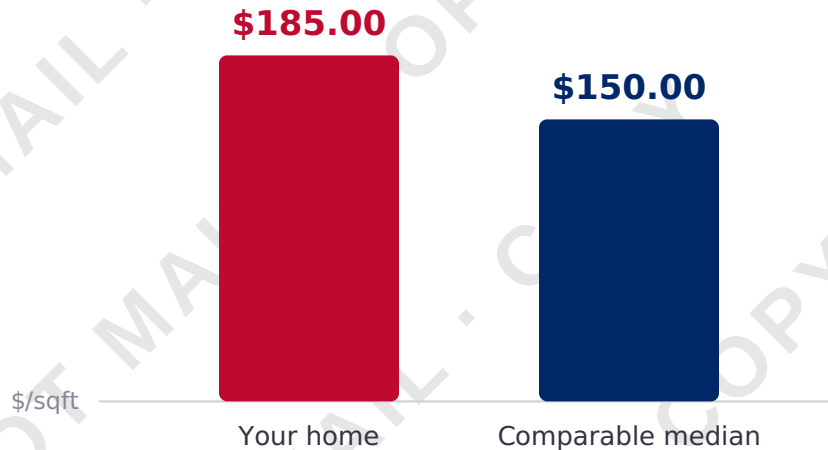
Before you mail, write these in by hand

A few things must be added in ink — they can't be typed for you:

- Sign each form by hand — we left the signature line blank for your ink signature.

Equal & Uniform Comparison

Under Texas Tax Code §41.43(b)(3), a home may not be appraised higher **per square foot** than a reasonable number of comparable homes, appropriately adjusted. This home is assessed at **\$185.00/sqft**. Across **11** comparable homes (size within 17.5%, age within 12 years), the median is **\$150.00/sqft** — **23% higher**. Applied to 2,200 sqft, an equal-and-uniform value is about **\$330,000**, a reduction of **\$77,000**.



Address	Account #	Sqft	Eff. Yr	HCAD Appraised	\$/sqft
1234 SESAME ST, HOUSTON, TX 77036 (SUBJECT)	1234567890123	2,200	2005	\$407,000	\$185.00
1200 ELM LN, HOUSTON, TX 77036	1234567892000	2,025	2003	\$281,475	\$139.00
1207 MAPLE LN, HOUSTON, TX 77036	1234567892001	2,060	2004	\$292,520	\$142.00
1214 CEDAR LN, HOUSTON, TX 77036	1234567892002	2,095	2005	\$303,775	\$145.00
1221 OAK LN, HOUSTON, TX 77036	1234567892003	2,130	2006	\$313,110	\$147.00
1228 BIRCH LN, HOUSTON, TX 77036	1234567892004	2,165	2007	\$322,585	\$149.00
1235 WILLOW LN, HOUSTON, TX 77036	1234567892005	2,200	2003	\$330,000	\$150.00
1270 LAUREL LN, HOUSTON, TX 77036	1234567892010	2,375	2003	\$356,250	\$150.00
1242 ASPEN LN, HOUSTON, TX 77036	1234567892006	2,235	2004	\$339,720	\$152.00
1249 PINE LN, HOUSTON, TX 77036	1234567892007	2,270	2005	\$349,580	\$154.00
1256 WALNUT LN, HOUSTON, TX 77036	1234567892008	2,305	2006	\$359,580	\$156.00
1263 HAZEL LN, HOUSTON, TX 77036	1234567892009	2,340	2007	\$369,720	\$158.00

Showing 11 of 11 qualifying comparables; median computed across all. Source: Harris County Appraisal District public records.

Texas Tax Code §41.43(b)(3) — a protest on unequal appraisal is determined in favor of the owner unless the appraisal district establishes that the appraised value is equal to or less than the median appraised value of a reasonable number of comparable properties, appropriately adjusted. This evidence establishes that median.

How to file your protest

There are **two ways** to file — pick one: **(1)** print **PART 2 (the MAIL-to-HCAD part)** and mail it to HCAD, or **(2)** file online with **HCAD iFile** and upload your evidence file. To file online:

1. **Go to owners.hcad.org** and sign in. You'll need your **HCAD account number** (1234567890123) and your **iFile number** — it's in the top-right corner of your Notice of Appraised Value. Lost the notice? Scan your driver's license at features.hcad.org to retrieve it.
2. **Start a protest** for this property and choose the reason «**value is over market / unequal appraisal.**»
3. **Answer iFile's questions using this kit as your answer key.** Your answers are already written on the «Your answers» page and Form 50-132 in this kit — copy the same ones into iFile:
 - Your opinion of value → **\$330,000**
 - Reason for protest → unequal appraisal (equal & uniform)
 - Hearing choices (informal meeting, panel, how you'll attend, notice) → same as your Form 50-132
4. **Upload your evidence file** — the separate «iFile evidence» PDF you downloaded (the Equal & Uniform comparison). Attach it as your evidence.
5. **Submit** before the deadline: May 15 (or 30 days after your appraisal notice date, whichever is later). You'll get a confirmation — save it.

iFile's screens use HCAD's own wording, so they won't match this form line-for-line — but the answers above are exactly what it asks for.

WHAT TO DO NEXT — YOUR HEARING

After you file your protest, HCAD mails you a notice with the hearing **date and time**. You keep the right to present your case live whichever way you choose — the only difference is that phone/video/affidavit must PRE-FILE the evidence.

You chose: in person. No affidavit and no upload needed. When your hearing notice arrives, bring this kit and your comparable-property evidence to the hearing and present it. If you want to try to settle first, HCAD usually offers an informal meeting — most reductions happen there.

If your case goes to a hearing (ARB) — the short playbook

Most protests settle before a hearing. If yours does go: it's a short meeting (usually 15–20 minutes) in front of the **Appraisal Review Board (ARB)** — local residents, **not HCAD employees**. They decide only your home's **value**; they don't set tax rates and by law they **cannot consider your personal finances**.

The step almost nobody takes: at least **14 days** before your hearing the appraisal district must send you the ARB's hearing procedures and **tell you that you may request copies of the evidence they intend to use**.

Ask for it in writing as soon as your notice arrives — then you walk in already knowing which comparable homes they picked.

Inside the hearing

- The ARB must send you the date, time and place **at least 15 days ahead**. Arrive early.
- **You choose who presents first** — you or the HCAD appraiser. Going first anchors your number; going second lets you answer theirs.
- Bring **copies for every panel member** plus the HCAD representative (usually 4–5 sets).
- The ARB's decision applies to **this tax year only** — you can protest again next year.

What to say, word for word

*«Good morning. My home is appraised at \$407,000. I pulled homes of similar size and age in my neighborhood from the district's own records; their **median** appraised value per square foot is lower than mine. Based on **equal and uniform** appraisal, I'm asking for a value of \$330,000.»*

What NOT to say — «my taxes are too high» (the ARB doesn't set rates) · «I can't afford it» (the law forbids them from weighing it) · attacking the appraiser personally · Zillow-style estimates alone (Texas doesn't make sale prices public, so they carry little weight).

If the ARB says no — you have **60 days** from the written order. A homestead owner can request **binding arbitration at any value**: the deposit is **\$450** for a homestead appraised at \$500,000 or less. If the arbitrator's value lands **closer to yours** than to the ARB's, your deposit is refunded less a \$50 administrative fee and the district pays the arbitrator; if it doesn't, your deposit pays the arbitrator. **Your taxes must be current** or the case is dismissed. File through Texas.gov or on Form AP-219. Or simply re-check free next spring.

Your ready-to-send request for HCAD's evidence — sign and send

Under Texas Tax Code §41.461 you may request a copy of the data and material the appraisal district will use at your hearing. More importantly, under **§41.67(d)**, information you requested that they fail to deliver **at least 14 days before the hearing may not be used as evidence**. Send this as early as you can — ideally the same day you file your protest.

How to send it (pick one):

1. Upload or send it from your account at **owners.hcad.org** (you'll need your HCAD account number + iFile number).
2. Mail or drop off: **Harris Central Appraisal District, 13013 Northwest Freeway, Houston, TX 77040-6305.**
3. Call **(713) 957-7800** to ask where your hearing evidence is — write down the date you called.

Keep proof of the date you asked.

07/25/2026

Harris Central Appraisal District
13013 Northwest Freeway
Houston, TX 77040-6305

RE: Request for information under Texas Tax Code §41.461

Property owner: **JOHN SMITH**

Property address: **1234 SESAME ST, HOUSTON, TX 77036**

HCAD account number: **1234567890123**

Tax year: **2026**

To the Chief Appraiser:

I have filed a notice of protest on the property identified above. Under Texas Tax Code Section 41.461, I request a copy of all data, schedules, formulas, and any other information the chief appraiser plans to introduce at my hearing to establish any matter at issue, including the comparable properties and any adjustments applied to them.

Please deliver this information to me at least 14 days before my scheduled hearing, or make it available in my account at owners.hcad.org. I understand that under Section 41.67(d), information requested under Section 41.461 that is not delivered to me at least 14 days before the hearing may not be used as evidence at that hearing.

Sincerely,

JOHN SMITH
1234 SESAME ST, HOUSTON, TX 77036
Phone: (713) 555-0100

VN Property Tax Help is a document-preparation service — not legal or tax advice. You file it yourself. We are not HCAD or any government agency. Only HCAD decides eligibility.

Generated July 25, 2026 at 07:11 PM CT · Based on HCAD data as of June 28, 2026

Property Owner's Notice of Protest

Form 50-132

for Counties with Populations Greater than 120,000

Harris Central Appraisal District

Appraisal District's County

1234567890123

Appraisal District Account Number (if known)

2026

Tax Year

GENERAL INFORMATION: A property owner or an owner's designated agent can use this form to file a protest with the appraisal review board (ARB) pursuant to Tax Code Section 41.41. Lessees contractually obligated to reimburse a property owner for property taxes may be entitled to protest as a lessee if all Tax Code requirements are met, including those in Tax Code Section 41.413.

FILING INSTRUCTIONS: File this document and all supporting documentation with the appraisal district office in the county in which the property is taxable. **Do not file this document with the Texas Comptroller of Public Accounts.**

SECTION 1: Property Owner or Lessee

☐ Person Age 65 or Older ☐ Disabled Person ☐ Military Service Member ☐ Military Veteran ☐ Spouse of a Military Service Member or Veteran

JOHN SMITH

Name of Property Owner or Lessee

1234 SESAME ST, HOUSTON, TX 77036

Mailing Address, City, State, ZIP Code

(713) 555-0100

Phone Number (area code and number)

SECTION 2: Property Description

1234 SESAME ST, HOUSTON, TX 77036

Physical Address, City, State, ZIP Code (if different than above)

If no street address, provide legal description: _____

Mobile Home Make, Model and Identification (if applicable): _____

SECTION 3: Reasons for Protest

To preserve your right to present each reason for your ARB protest according to law, be sure to select all boxes that apply. Failure to select the box that corresponds to each reason for your protest may result in your inability to protest an issue that you want to pursue.

- | | |
|---|---|
| ☒ Incorrect appraised (market) value and/or value is unequal compared with other properties. | ☐ Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal. |
| ☐ Property should not be taxed in _____ (taxing unit). | ☐ Owner's name is incorrect. |
| ☐ Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record. | ☐ Property description is incorrect. |
| ☐ Failure to send required notice. _____ (type) | ☐ Incorrect damage assessment rating for a property qualified for a temporary disaster exemption. |
| ☐ Exemption was denied, modified or canceled. | ☐ Circuit breaker limitation on appraised value for all other real property was denied, modified or canceled. |
| ☐ Temporary disaster damage exemption was denied or modified. | ☐ Incorrect appraised value and allocation of value of a structure, archaeological site and land necessary for access under a historic site exemption. |
| ☐ Ag-use, open-space or other special appraisal was denied, modified or canceled. | ☐ Other: _____ |
| ☐ Change in use of land appraised as ag-use, open-space or timberland. | |

SECTION 4: Additional Facts

What is your opinion of your property's value? (optional) \$ \$330,000

Provide facts that may help resolve this protest:

See attached equal-and-uniform comparable-property evidence.

SECTION 5: Hearing Type

Do you request an informal conference with the appraisal office before the protest hearing? ☒ Yes ☐ No

Do you request a single-member ARB panel or a regular panel of at least three members? ☐ Single-member panel ☒ Regular panel

A property owner does not waive the right to appear in person at a protest hearing by submitting an affidavit to the ARB or by electing to appear by telephone conference call or videoconference.

I intend to appear in the ARB hearing scheduled for my protest in the following manner (check only one box):

- ☒ In person
- ☐ By telephone conference call and will submit evidence with a written affidavit delivered to the ARB before the hearing begins.** (may use Comptroller Form 50-283, Property Owner's Affidavit of Evidence)
- ☐ By videoconference and will submit evidence with a written affidavit delivered to the ARB before the hearing begins.** (may use Comptroller Form 50-283, Property Owner's Affidavit of Evidence)
- ☐ On written affidavit submitted with evidence and delivered to the ARB **before** the hearing begins

SECTION 6: ARB Hearing Notice and Procedures

I request my notice of hearing to be delivered by (check one box only):

- ☒ Regular first-class mail
- ☐ Certified mail and agree to pay the cost (if applicable)

If a protest goes to a hearing, the ARB automatically sends each party a copy of the ARB's hearing procedures.

I want the ARB to send me a copy of its hearing procedures ☒ Yes ☐ No

Do you request an electronic reminder by text or email of the date, time and place of your ARB protest hearing? (check one box only):

- ☐ Yes, by text to _____
Mobile Phone Number (area code and number)
- ☐ Yes, by email to _____
Email Address*
- ☒ No

* An email address of a member of the public could be confidential under Government Code Section 552.137; however, by including the email address on this form, you are affirmatively consenting to its release under the Public Information Act.

SECTION 7: Special Panel Request for Property Value of \$62.9 Million or More

I request a special panel to hear my protest: ☐ Yes ☒ No

My property is appraised at \$62.9 million or greater: ☐ Yes ☒ No

Appraisal district's value assigned to your property \$ \$407,000

Property Classification:

- ☐ Commercial real and personal property ☐ Real and personal property of utilities
- ☐ Industrial and manufacturing real and personal property ☐ Multifamily residential real property

SECTION 8: Certification and Signature

☒ Property Owner ☐ Property Owner's Agent ☐ Other: _____

print here ➔ JOHN SMITH

Print Name of Property Owner or Authorized Representative

sign here ➔

Signature of Property Owner or Authorized Representative

07/25/2026

Date

** If you decide later to appear by telephone conference call or videoconference, you must provide written notice to the ARB at least five days before the hearing, or 10 days before the hearing if you have an authorized representative. You are responsible for providing access to the call to any person(s) you wish to invite to participate in the hearing. Review the ARB's hearing procedures for county-specific conference call or videoconference procedures.

Reset

Print

Important Information

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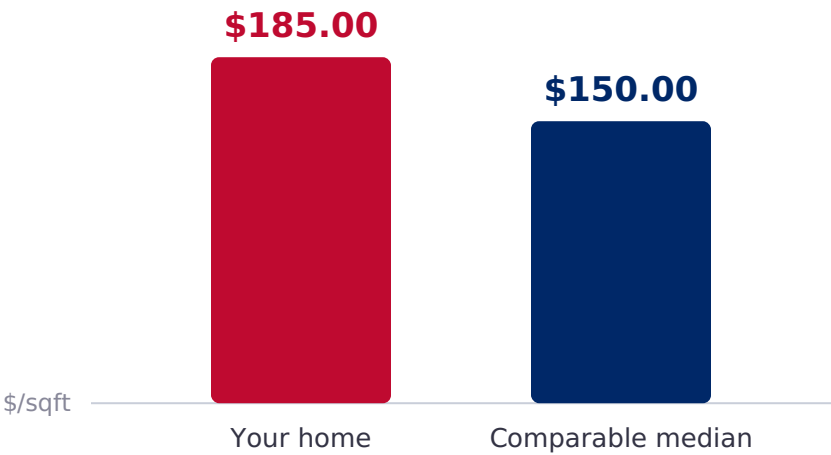
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Showing 11 of 11 qualifying comparables; median computed across all. Source: Harris County Appraisal District public records.

Legal Basis

Texas Tax Code §41.43(b)(3) — a protest on unequal appraisal is determined in favor of the owner unless the appraisal district establishes that the appraised value is equal to or less than the median appraised value of a reasonable number of comparable properties, appropriately adjusted. This evidence establishes that median.