



PROPERTY TAX PROTEST — ONLINE FILING PACKET
PREPARED BY PROPERTY TAX REBEL

123 Main Street, Cypress, TX 77433

Prepared for tax year 2026 · Account 0000000000000 · 49.04 · Harris County, TX

Copy-paste statement and supporting math for HCAD iSettle and online protest filing.

STRONG CASE

Case score 88 / 100

ESTIMATED ANNUAL PROPERTY TAX SAVINGS

\$3,444

over 5 years: approximately \$17,220 · based on Harris County's representative combined rate of 2.20%

2026 NOTICED MARKET VALUE CALCULATED PROTEST VALUE POTENTIAL REDUCTION

\$1,072,868

\$916,312

\$156,556

14.59%

Why the protest is strong

STRONG CASE — supported reduction to \$916,312 (14.6%)

- Strong reduction (14.6%)
- 10 U&E comps, 4 CMA sales
- All sales within 6 months (avg 2.0 mo) — ideal

Primary method

Uniform & Equal, your property's Uniform & Equal comparison (neighborhood county-assessed values) produces the lower suggested value, and therefore governs under Texas Comptroller Form 50-221.

Prepared May 11, 2026. This evidence package is a DIY tool intended for self-representation in a property-tax protest before the Harris County Appraisal District and its Appraisal Review Board. It is not legal, tax, or appraisal advice, and no outcome is guaranteed.

About the savings estimate: the annual and 5-year projections on this page apply a representative combined tax rate of 2.20%, the approximate average for non-MUD Harris County homesteads. Your actual combined rate is the sum of your specific taxing jurisdictions (school district, county, city/ETJ, and any MUD, LID, or special district) and can range roughly from 2.0% to over 3.0%. Your most recent HCAD notice and your tax bill from the Harris County Tax Office both show your exact combined rate; use that number to compute your own precise savings.

iSettle: copy-paste statement

HCAD's online portal gives you about 750 characters to argue your value. The block below is pre-written using your three lowest comparables and sized to fit. Copy it word-for-word, or rewrite in your own voice.

Why this number is different from the rest of the package. The dollar value inside the box is the *most-favorable anchor*, the median of your three lowest-priced comparables. It is the aggressive opening bid for online settlement. The rest of this package, including the cover letter, Case Grade page, U&E, and CMA analyses, uses the *balanced median* across all comparables, which is the value defensible at an ARB hearing. Both numbers are honest; they answer different questions. Use the aggressive number to open, fall back to the balanced number if HCAD pushes back.

COPY AND PASTE INTO HCAD'S ONLINE-PROTEST TEXT BOX

532 of 750 characters

HCAD currently appraises my property at \$1,072,868. Three nearby comparable homes show much lower adjusted per-square-foot values: 17807 HAVEN FOREST CT (\$158.33/sqft); 17810 FAIRHAVEN PARK CT (\$160.34/sqft); 17706 FAIRHAVEN LAKE DR (\$162.65/sqft). Calculation: median \$160.34/sqft x 4,663 sqft + \$146,088 (land) + \$9,595 (extras) = \$903,348. This supports a market value of \$903,348 for my property under Texas Tax Code Sec 41.43(b)(3) (Uniform and Equal). I am requesting an appraised value of \$903,348. Thank you for your review.

How to use this

1. Sign in at owners.hcad.org using your iFile number from your appraisal notice.
2. File your protest, then look for the screen that asks you to support your suggested value.
3. Paste the block above. Add a sentence or two of your own context if you want.
4. Submit and wait for HCAD's iSettle response. If they offer a number you can live with, accept and you're done. If they don't, your evidence package is ready for your in-person or phone hearing.

Most-Favorable Comparable Subset

Informational addendum · not a recommendation. Authority: Tex. Tax Code §41.43(b)(3). The full balanced analysis is the formal-hearing position; this subset is provided as factual information only.

The Uniform & Equal and Comparable Market Analysis sections of this evidence package present **all qualifying comparables** and the median of their adjusted values. Texas law does not require equal weighting of every available comparable. Some owners enter informal-conference / iSettle negotiations with a lower opening number derived from the most-favorable subset of the same comparable pool, leaving room to negotiate toward the balanced figure.

Below are the **3 lowest-valued comparables** from the same data on the prior pages, with their median applied to the subject property using the identical adjustment formulas. Whether and how to use this value is the property owner's decision.

Summary

| | |
|---|------------------|
| Noticed market value | \$1,072,868 |
| Balanced position (full Uniform & Equal median) | \$916,312 |
| Most-favorable subset (lowest 3 comparables, median) | \$903,348 |
| Difference between balanced and most-favorable | \$12,963 |

Uniform & Equal, lowest 3 of 10 comparables

Sorted by adjusted improvement value per square foot, ascending. Same selection criteria, same adjustment math as the full analysis.

| # | COMPARABLE PROPERTY | YR | GR | CDU | SQFT | ADJ IMP | \$/SQFT |
|--|--|------|----|---------|-------|-----------|------------------|
| 1 | 17807 HAVEN FOREST CT, CYPRESS, 77433 1295290010016 | 2007 | A | Average | 4,030 | \$638,082 | \$158.33 |
| 2 | 17810 FAIRHAVEN PARK CT, CYPRESS, 77433 1295290010025 | 2007 | A | Average | 4,275 | \$685,432 | \$160.34 |
| 3 | 17706 FAIRHAVEN LAKE DR, CYPRESS, 77433 1296830050008 | 2008 | A | Average | 4,696 | \$763,805 | \$162.65 |
| Median of subset | | | | | | | \$160.34 |
| Implied subject value (median × 4,663 sqft + land + extras) | | | | | | | \$903,348 |

Comparable Market Analysis, lowest 3 of 4 sales

Sorted by adjusted improvement sale price per square foot, ascending. Realized prices (net of seller contributions) and the same per-sale adjustments as the full analysis.

| # | SALE PROPERTY | YR | GR | CDU | SQFT | ADJ IMP \$ | \$/SQFT |
|--|---|------|----|---------|-------|------------|------------------|
| 1 | 17715 FAIRHAVEN GATEWAY DR, CYPRESS, 77433 1296830030003 | 2012 | A | Average | 4,677 | \$799,647 | \$170.97 |
| 2 | 17819 REFUGE LAKE DR, CYPRESS, 77433 1296830070006 | 2009 | A | Average | 4,309 | \$738,190 | \$171.31 |
| 3 | 21311 FAIRHAVEN MEADOW DR, CYPRESS, 77433 1296830090028 | 2010 | A | Average | 5,196 | \$987,512 | \$190.05 |
| Median of subset | | | | | | | \$171.31 |
| Implied subject value (median × 4,663 sqft + land + extras) | | | | | | | \$954,502 |

Important. Property Tax Rebel does not represent property owners and is not a property tax consultant under Tex. Occ. Code Chapter 1151. The figures above are derived from the same comparable pool used in the full Uniform & Equal and Comparable Market Analysis sections using identical adjustment formulas; they differ only in which subset is included in the median. Owners select and file their own value on Form 50-132 under §41.45, Property Tax Rebel makes no recommendation as to which value to claim.