

# Executive Summary

9124 Juniper Mesa Court, Austin, TX 78749

Travis County | Prepared Apr 12, 2026

## Packet Summary

This analysis is provided to support a protest under equal and uniform appraisal standards.

### 2026 NOTICED MARKET VALUE

**\$782,000**

### ESTIMATED MARKET RANGE

**\$677,000 - \$683,000**

### REQUESTED VALUE

**\$667,870**

### ESTIMATED TAX SAVINGS

**\$1,021 - \$2,043**

## REQUEST SUMMARY

Recommendation: Strong case for reduction.

Request a value review at \$667,870.

## PREPARED BY

ProtestReadyTX

## CASE METADATA

ACCOUNT NUMBER

ANALYSIS ID

RECOMMENDATION

**11-234-567-890-1000**

**sample-travis-packet-2026**

**Strong case for reduction**

## FILING GUIDANCE

Use the separate Filing Guide document in your packet hub for process steps and submission options.

# 1. Requested Value

## Requested Value

The requested review value of \$667,870 is supported by comparable home indications ranging from \$677,000 to \$683,000.

| Metric                            | Value                 |
|-----------------------------------|-----------------------|
| Recommended value                 | \$667,870             |
| Current 2026 noticed market value | \$782,000             |
| Estimated market range            | \$677,000 - \$683,000 |
| Estimated annual tax savings      | \$1,021 - \$2,043     |
| Difference under review           | \$114,130             |

## ARGUMENT

The subject property's appraisal is at the high end of comparable home values.

Several comparable homes indicate lower valuations, including homes priced near \$677,000-\$683,000.

While some homes are valued higher, the lower range provides a reasonable basis for reduction under equal and uniform standards.

Methodology summary: Comparable properties were screened for location, living area, construction era, and value per square foot to produce a defensible requested review range.

## HOME VALUE METRICS

Subject square footage: 2324.

Subject property value per square foot: \$336/sq ft.

Comparable homes average \$302/sq ft vs subject at \$336/sq ft.

Recommended value: \$667,870.

## 2. Basis for Protest

Strong case for reduction

The subject property's appraisal is at the high end of comparable home values.

Several comparable homes indicate lower valuations, including homes priced near \$677,000-\$683,000.

While some homes are valued higher, the lower range provides a reasonable basis for reduction under equal and uniform standards.

This analysis is provided to support a protest under equal and uniform appraisal standards.

### 3. Comparable Homes

The following comparable homes provide the strongest support for a lower valuation:

Comparable homes average \$302/sq ft vs subject at \$336/sq ft.

#### Strongest supporting comparable

Address: 8817 Cedar Summit Trail. Adjusted Value: \$671,000. \$/sqft: \$306/sq ft.

| Address                    | Adj. Value       | \$/Sqft     | Why It Supports Reduction                                    |
|----------------------------|------------------|-------------|--|
| 1. 8817 Cedar Summit Trail | <b>\$671,000</b> | \$306/sq ft | The county neighborhood code is a local valuation identifier |
| 2. 8704 Canyon Flint Drive | <b>\$679,000</b> | \$296/sq ft | The county neighborhood code is a local valuation identifier |
| 3. 8922 Arroyo Ridge Lane  | <b>\$684,000</b> | \$300/sq ft | The county neighborhood code is a local valuation identifier |
| 4. 9048 Juniper Mesa Court | <b>\$688,000</b> | \$305/sq ft | The county neighborhood code is a local valuation identifier |

+ 4 additional comparable homes analyzed.

## 4. Condition & Adjustments

Adjustments were made for condition (CDU), quality (grade), and size.

Even after these adjustments, comparable homes support a lower value than the subject property.

Comparable homes in similar or better condition are valued at or below your adjusted value.

| Comparable Home          | Condition | Grade   | Impact  |
|--------------------------|-----------|---------|---------|
| 9048 Juniper Mesa Court  | Similar   | Similar | Neutral |
| 9105 Verde Hollow Drive  | Better    | Similar | Down    |
| 8817 Cedar Summit Trail  | Similar   | Similar | Neutral |
| 9211 Mesa Loma Bend      | Better    | Better  | Down    |
| 8704 Canyon Flint Drive  | Similar   | Similar | Neutral |
| 9136 Laurel Bluff Way    | Better    | Similar | Down    |
| 8922 Arroyo Ridge Lane   | Similar   | Similar | Neutral |
| 9054 Walnut Canyon Court | Better    | Better  | Down    |

Adjustment methodology based on county appraisal factors.

Neutral

Down

Neutral

Down

Neutral

Down

Neutral

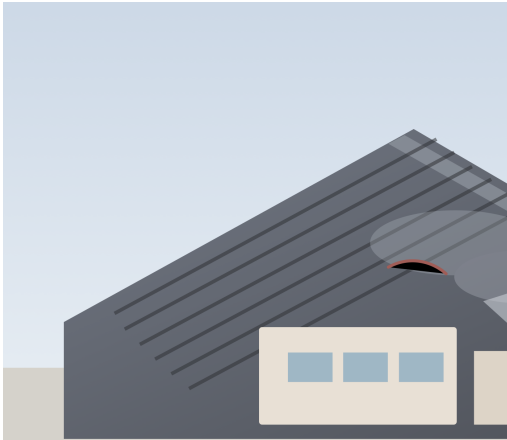
## 5. Property Condition Support

Owner-provided condition support was included.

Photos provided: 3.

Owner condition notes: Observed condition items likely affecting market value include moderate roof wear at the rear slope, original kitchen finishes showing age and deferred updates, and a repaired-but-visible foundation crack at the garage corner. The photos below illustrate items that buyers would likely price into an offer.

Photo 1



**Roof wear at rear slope**

Granular loss and lifted shingle edges visible from rear yard.

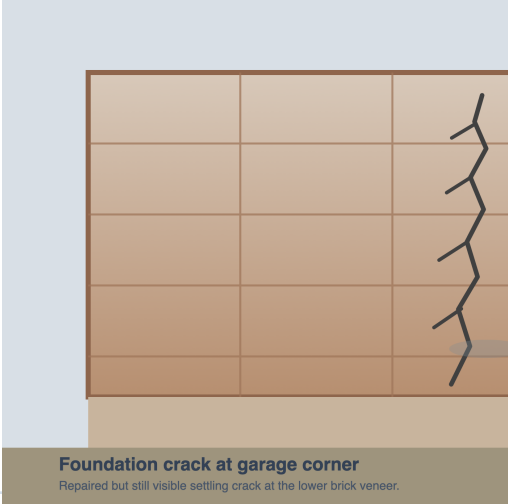
Photo 2



**Original kitchen finishes**

Cabinet wear, dated counters, and original appliance layout reduce buyer appeal.

**Photo 3**



## 5. Appendix: Terms and Methodology

### Equal & Uniform

Texas law allows property owners to protest if their property is appraised higher than similar properties.

### Comparable Homes

Comparable homes are selected based on proximity, size, age, and property type.

### Adjustments

Adjustments account for differences in condition (CDU), size, and quality using county appraisal factors.

### Condition (CDU)

Condition ratings reflect the relative quality and upkeep of a property compared to others.