PROTESTREADYTX · PROTEST-READY EVIDENCE PACKET

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	ESTIMATED MARKET RANGE
$782,000	**$677,000 - $683,000**

REQUESTED VALUE	ESTIMATED TAX SAVINGS
$667,870	**$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	**11-234-567-890-1000**
ANALYSIS ID	**sample-travis-packet-2026**
RECOMMENDATION	**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 defendable 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	**$671,000**	$306/sq ft	The county neighborhood code is a local valuation identifie
2. 8704 Canyon Flint Drive	**$679,000**	$296/sq ft	The county neighborhood code is a local valuation identifie
3. 8922 Arroyo Ridge Lane	**$684,000**	$300/sq ft	The county neighborhood code is a local valuation identifie
4. 9048 Juniper Mesa Court	**$688,000**	$305/sq ft	The county neighborhood code is a local valuation identifie

+ 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

Down

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.

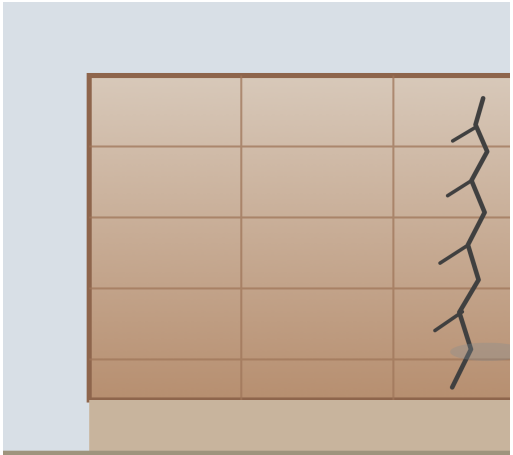
Photo 1



Photo 2



Photo 3



Foundation crack at garage corner

Repaired but still visible settling crack at the lower brick veneer.

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.