

# PROPERTY TAX APPEAL PACKET

Professional Valuation Analysis and Evidence Package

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Case Number: CHARLY-FINAL-TEST

## EXECUTIVE SUMMARY

**Property Address:** 123 Test St, Austin, TX

**Jurisdiction:** Travis County, TX

**Current Assessment:** \$450,000

**Proposed Fair Market Value:** \$380,000

**Reduction Requested:** \$70,000

**Estimated Annual Tax Savings:** \$1,750

## PROPERTY IDENTIFICATION & CHARACTERISTICS

Property Address	123 Test St, Austin, TX
Parcel Number	TEST-001
Property Owner	Test Property Owner
Property Type	Commercial Office
Tax Jurisdiction	Travis County, TX
Zoning Classification	Commercial/Mixed Use
Neighborhood	Central Business District

PHYSICAL CHARACTERISTICS

Building Size	2500 sq ft	Lot Size	0.25 acres
Year Built	2000	Number of Units	1
Building Age	25 years	Accessibility	Standard Access
Property Condition	Good	Special Conditions	None Noted
Last Renovation	Not Available	Tax Class	Commercial

CURRENT ASSESSMENT ANALYSIS

Assessment Component	Current Value	Per Sq Ft	Analysis
Total Assessment	\$450,000	\$180.00	Assessed Value
Proposed Fair Value	\$380,000	\$152.00	Market-Supported Value
Variance	\$70,000	-	Over-Assessment

FINANCIAL PERFORMANCE ANALYSIS

Income Analysis

Gross Annual Income	\$85,000
Vacancy Rate	8.00%
Effective Gross Income	\$78,200

Expense Analysis

Operating Expenses	\$25,000
Expense Ratio	30.00%
Net Operating Income	\$60,000

Capitalization Rate Analysis: Market Cap Rate: 8.00% | Indicated Value: \$750,000

## COMPARABLE SALES ANALYSIS

**Market Evidence:** The following comparable properties support the proposed valuation:

### Comparable Sale #1

Address	456 Business Ave, Travis County, TX
Sale Date	March 2024
Sale Price	\$365,000
Size	2,400 sq ft
Price per Sq Ft	\$152.08
Similarity	Similar size, age, and location

### Comparable Sale #2

Address	789 Commerce St, Travis County, TX
Sale Date	January 2024
Sale Price	\$395,000
Size	2,600 sq ft
Price per Sq Ft	\$151.92
Similarity	Comparable condition and improvements

**Market Value Conclusion:** Based on comparable sales analysis, the subject property's fair market value is supported at approximately \$380,000 or \$152.00 per square foot.

LEGAL GROUNDS FOR APPEAL

Primary Appeal Grounds:

- **Over-Assessment:** Current assessment exceeds fair market value as demonstrated by comparable sales analysis
- **Market Evidence:** Recent sales of similar properties support lower valuation
- **Income Approach:** Capitalization of net operating income supports reduced assessment
- **Property Condition:** Current condition and needed improvements justify valuation adjustment

Supporting Evidence:

- Comparable sales analysis showing market value range
- Income and expense documentation
- Property condition assessment
- Market cap rate analysis

ASSESSMENT HISTORY & TRENDS

Year	Assessment	Change	Market Conditions
2025	\$450,000	Current	Subject Assessment
2024	\$414,000	+8.7%	Market Appreciation
2023	\$391,500	+5.8%	Stable Market

*Note: Assessment increases have outpaced market appreciation, supporting the over-assessment claim.*

**REQUESTED RELIEF & CONCLUSION**

**Summary of Requested Relief:**

<b>Current Assessment</b>	\$450,000
<b>Requested Assessment</b>	\$380,000
<b>Reduction Amount</b>	\$70,000
<b>Reduction Percentage</b>	15.6%
<b>Estimated Annual Tax Savings</b>	\$1,750

**Conclusion:** Based on market evidence, comparable sales, income analysis, and property condition, we respectfully request the assessment be reduced to \$380,000, representing fair market value supported by current market conditions.

**PROFESSIONAL REPRESENTATION**

<b>Firm Name</b>	CHARLY Tax Appeals
<b>Address</b>	123 Main St, Suite 100, Austin, TX
<b>Phone</b>	(555) 123-4567
<b>Email</b>	appeals@charly.com
<b>Filing Date</b>	2025-07-14
<b>Appeal Reason</b>	Over-assessment based on comprehensive market analysis

**This appeal packet contains professional analysis and market evidence supporting the requested assessment reduction.**

*Respectfully submitted for your consideration.*