PROPERTY TAX EVIDENCE PACKET

Tax Year 2025 Protest Submission

SUBJECT: 958 LAMONTE LN, HOUSTON, TX, 77018

Account Number: 0660460460015

Classificat...   ...D_DB(A1))

CONFIDENTIAL EVIDENCE SUMMARY

Scan for interactive digital evidence
Prepared for Appraisal Review Board

PROTEST VIABILITY: MODERATE (56%)

Score: 10/100   Win Probability: 56%

Protest Strength: MODERATE | Est. Value Reduction: $0 - $0

AI Model: xgboost_hybrid_v1

How This Probability Was Calculated

This prediction uses a hybrid AI model. Step 1: An XGBoost classifier trained on 544,583 real HCAD Appraisal Review Board hearing outcomes provides a historical base rate of 70% for properties with your profile (82% accuracy, AUC 0.815). Step 2: A calibrated evidence model evaluates 18 features specific to your property -- equity gap, anomaly Z-score, condition delta, flood zone, sales comps, and more -- producing an evidence-based probability of 48%. Step 3: The final Win Probability is a weighted blend: 40% historical data + 60% your property's evidence strength.

Key factors: + HCAD base rate (70% from 544K hearings) | - No overvaluation detected | + 10 equity comparables | + 10 sales comps support reduction

Evidence Quality by Method

Equity Uniformity (TC 41.43(b)(1))   0/40 pts
Gap: $0 | 10 comps analyzed

Sales Comparison (TC 41.43(b)(3))   0/25 pts
Gap: $0 | 10 sales comps

Physical Condition (TC 23.01)   0/15 pts
Deductions: $0 | 0 issues

Environmental Factors (Flood/FEMA)   0/10 pts
Zone: Zone X | Minimal Risk

Deferred Maintenance (Permits)   10/10 pts
No major renovations on record

Value Comparison at a Glance

District Value	$1,080,740
Equity Value	$1,080,740
Sales Value	$1,135,000
Opinion of Value	$1,080,740

BEFORE THE APPRAISAL REVIEW BOARD

HARRIS COUNTY APPRAISAL DISTRICT

Account No: 0660460460015

Owner: Property Owner

Tax Year: 2026

Subject: 958 LAMONTE LN, HOUSTON, TX, 77018

GROUNDS FOR PROTEST

Pursuant to Texas Tax Code Sec. 41.41(a), the property owner protests the 2026 appraised value of $1,080,740 for the property located at 958 LAMONTE LN, HOUSTON, TX, 77018, Account 0660460460015, on the following grounds:

Ground 1: Cost Approach (Sec. 23.011)
Independent cost approach analysis yields an indicated value of $720,033, calculated as replacement cost new of $370,415 less accrued depreciation of $94,287, plus land value of $443,905. This is $360,707 below the district's assessment.

REQUESTED RELIEF

Based on the foregoing evidence, the property owner respectfully requests the Appraisal Review Board reduce the appraised value from $1,080,740 to $1,080,740, consistent with the lowest indicated value supported by the equity, market, cost, and condition evidence presented herein.

APPLICABLE TEXAS TAX CODE SECTIONS

Sec. 1.04(7)	Definition of market value as most probable price in competitive, open market
Sec. 23.01	Appraisal methods and procedures; consideration of property condition
Sec. 23.011	Cost, income, and market data comparison approaches to value
Sec. 23.012	Factors for physical deterioration and obsolescence
Sec. 41.41(a)	Right to protest before the Appraisal Review Board
Sec. 41.43(b)(1)	Protest ground: value is incorrect / exceeds market value
Sec. 41.43(b)(3)	Protest ground: property is appraised unequally
Sec. 42.26(a)(3)	Relief when value exceeds median of comparable properties, adjusted

_____

Property Owner / Authorized Agent Signature

_____

Date

?? No Protest Recommended Based on Current Data

The analysis did not find grounds for a property tax protest at this time.

* Equity: Justified value ($1,080,740) is not lower than appraised ($1,080,740).
* Market: No significant gap detected.
* Condition: No physical issues identified.
* Flood Risk: Zone X (minimal risk).

If you believe there are grounds not captured here, use Manual Override.

OPINION OF VALUE

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

Owner and Subject Property Information

Account Number:	0660460460015	**CAD:**	HCAD
Owner Name:	Account: 0660460460015	**Site Address:**	958 LAMONTE LN, HOUSTON, TX, 7
Mailing Address:	See HCAD Records	**Legal Desc:**	N/A

Land Area	Total Bldg	NRA	Bldg Class	Grade	NBHD/Econ	Key Map	Year Built
N/A	3,221 SF	-	Good	N/A	8014.00	-	2012

Value Assessment Summary

Method	Value	PSF	Land	Impr.	Change	
CAD Preliminary Market	$1,080,740	$335.53	$443,905	$636,835		
Equity Uniformity (UE)	$1,080,740	$335.53	$443,905	$636,835		
Sales Comparison	$1,135,000	$352.38	$443,905	$691,095		
OPINION OF VALUE	**$1,080,740**	Opinion based on Equity Uniformity Approach.				

Based on a comprehensive review of Equity Uniformity (TC 41.43(b)(1)), Market Sales Comparables (TC 41.43(b)(3)), and Physical Condition (TC 23.01), we propose the above opinion of value for tax year 2025.

> ? HOW WE CALCULATED THIS: Target value derived from the lowest of three approaches: (1) Equity Uniformity -- median adjusted value of comparable properties using ML-computed adjustments for size, age, grade, and depreciation; (2) Sales Comparison -- median of recent arm's-length sales within a 2-year lookback; (3) CAD Market Value. The lowest credible value is presented per Texas Tax Code Sect.41.43(b)(1) and Sect.42.26(a)(3).

How We Build Your Protest Evidence

Unlike traditional generic protests, your report was generated by a squad of 8+ specialized Artificial Intelligence agents powered by machine learning, computer vision, and vector similarity search. We analyze your property from every angle -- government records, market sales, street-level imagery, flood risk, permit history, neighborhood crime data, and more -- to build the strongest possible argument.

1. The AI Agent Squad

Equity Agent: Uses pgVector semantic similarity search across thousands of neighborhood properties to identify the fairest equity comparables. Mathematically proves unequal appraisal.

Vision Agent: Analyzes street-view imagery with GPT-4o computer vision to detect condition issues (roof wear, peeling paint, cracks, foundation damage) that justify depreciation deductions.

Sales Agent: Retrieves recent MLS and county deed transfer data to validate your appraised value against actual market sale prices within a 2-year lookback window.

FEMA Flood Agent: Cross-references your property against FEMA flood zone maps to identify external obsolescence from flood risk -- a legally recognized basis for value reduction.

Permit Agent: Queries municipal permit databases to assess renovation history. Properties with no recent permits may qualify for deferred maintenance depreciation penalties.

Crime Agent: Analyzes local crime density and trends around your property to quantify neighborhood external obsolescence that negatively impacts marketability and value.

Narrative Agent: AI legal writer powered by Gemini and GPT-4o that generates a formal protest narrative citing specific Texas Tax Code sections, tailored to your property's unique evidence.

Commercial Agent: Specialized enrichment pipeline for commercial, industrial, and mixed-use properties using income approach and cap rate analysis alongside traditional comparables.

2. Machine Learning & Advanced Analytics

Our system employs Ridge Regression ML models to calculate dynamic, localized adjustment rates ($/sqft, $/year built) from your specific neighborhood's recent sales data -- not static lookup tables. Compound depreciation is capped at 90% with deferred maintenance penalties applied when permit history and vision analysis indicate neglected upkeep. All adjustments are mathematically defensible at ARB.

3. Predictive Success Model (XGBoost)

Your Win Probability is calculated by a hybrid machine learning pipeline trained on 544,583 real Harris County Appraisal Review Board (ARB) hearing outcomes. The model uses XGBoost -- a gradient-boosted decision tree algorithm widely used in financial prediction -- to establish a historical base rate for your property class, then adjusts the probability using evidence-specific signals unique to your property.

How it works: (1) XGBoost base rate -- Trained on 544K+ real HCAD hearing records with 82% accuracy (AUC 0.815), the model predicts the baseline probability of a successful protest based on property class, value magnitude, and hearing type. (2) Evidence-based adjustments -- A calibrated heuristic model then adjusts the probability using 18 features specific to YOUR property: equity gap, statistical anomaly Z-score, physical condition delta, flood zone risk, geo-obsolescence factors, sales comp strength, and more. (3) Hybrid blend -- The final probability is a weighted blend of both models (40% historical base rate, 60% evidence strength), ensuring predictions are grounded in real outcomes while rewarding strong evidence.

4. Legal Strategy & Uniformity

Our primary argument leverages Texas Tax Code Sect.41.43(b)(1) for market value, Sect.41.43(b)(3) and Sect.42.26(a)(3) for equity/unequal appraisal, and Sect.23.01(b) for physical depreciation. Every data point in this report maps to a specific legal basis for reduction.

5. True Tax Savings Calculation

A lower value doesn't always mean lower taxes if you have exemptions (like Homestead). Our system calculates your potential 'Actual Tax Savings' by factoring in your specific exemptions and local tax rates. We focus on putting real money back in your pocket, not just changing a number.

Powered by Texas Equity AI - Fair Taxation through Technology

ACCOUNT HISTORY

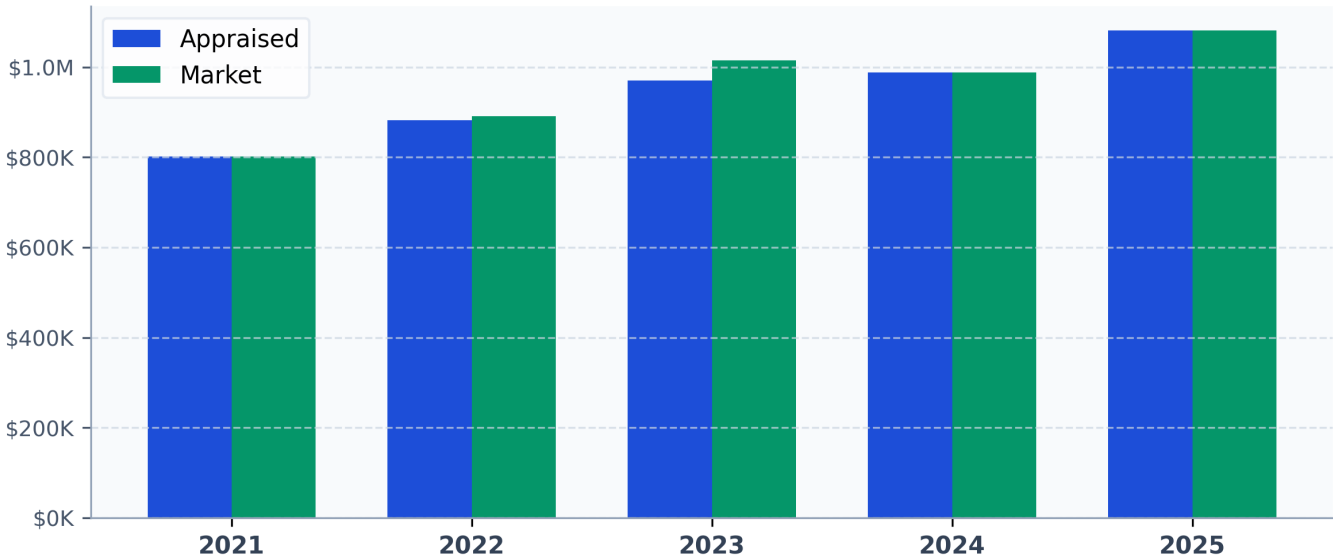Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

Date of Report: 02/26/2026

Owner and Subject Property Information

Account Number:	0660460460015	**CAD:**	HCAD
Owner Name:	Account: 0660460460015	**Site Address:**	958 LAMONTE LN, HOUSTON, TX, 7
Mailing Address:	See HCAD Records	**Legal Desc:**	N/A
Land Use Code:	1001	**Land Use Desc:**	Residential Single Family

Current Value Breakdown

Land Value	Improvement Value	Total Appraised Value
$443,905	$636,835	$1,080,740

Land Area	Total Bldg	NRA	Bldg Class	Grade	NBHD/Econ	Key Map	Year Built
N/A	3,221 SF	-	Good	N/A	8014.00	-	2012

Valuation History

Year	Land Val	Impr. Val	Market	PSF	Appraised	Change %	Cap %
2021	$387,408	Pending	$802,000	$248.99	$802,000	---	---
2022	$419,692	Pending	$891,173	$276.68	$882,200	+11.1%	99%
2023	$419,692	Pending	$1,014,893	$315.09	$970,420	+13.9%	96%
2024	$443,905	Pending	$988,000	$306.74	$988,000	-2.6%	---

Valuation Trend Analysis

VALUATION TREND & FORECAST ANALYSIS

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

Assessment History & Growth Rate

Legend: ■ Market Value ■ Appraised Value
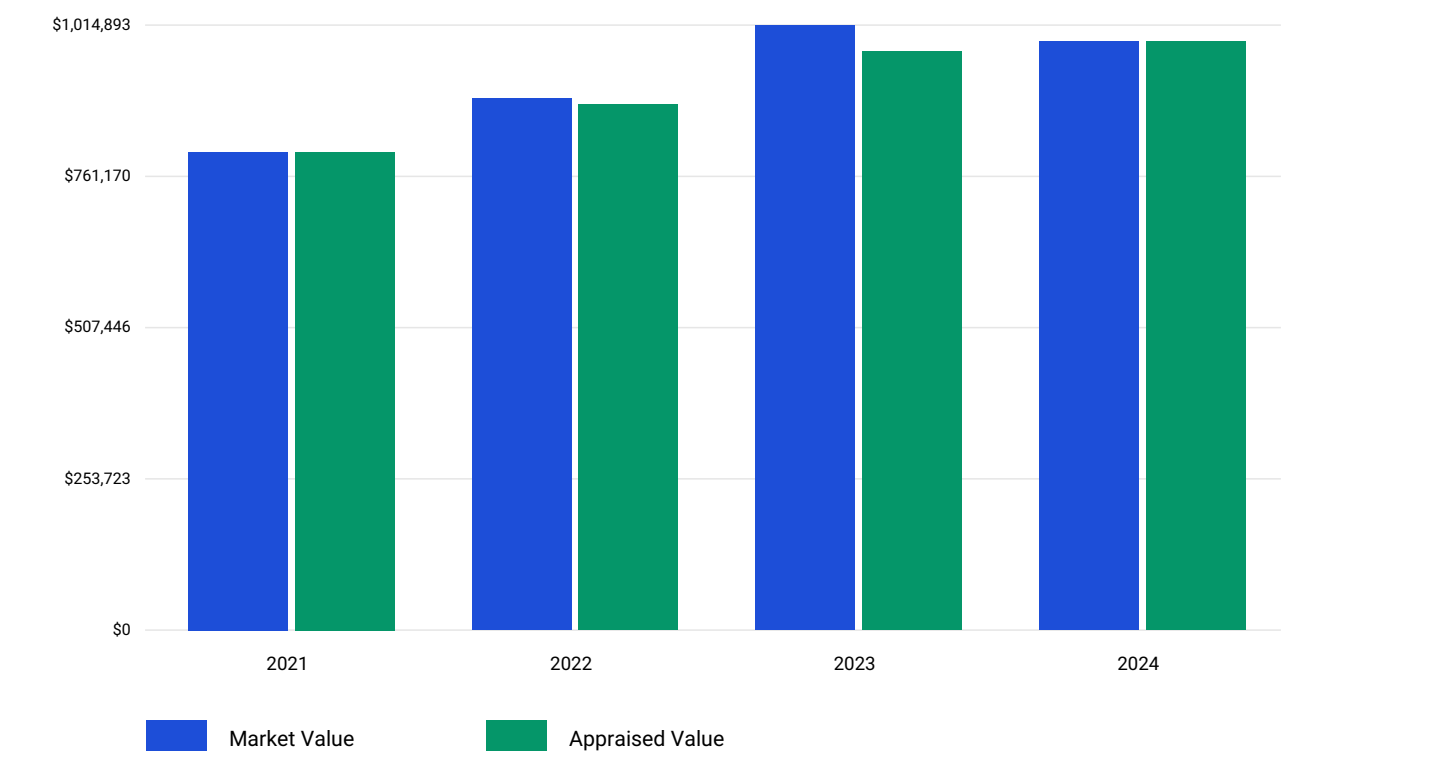
Year-over-Year Growth Analysis

Year	Market Val	Appraised	Change $	Change %	PSF	Cap Applied
2021	$802,000	$802,000			$248.99	No
2022	$891,173	$882,200	+$89,173	+11.1%	$276.68	Yes
2023	$1,014,893	$970,420	+$123,720	+13.9%	$315.09	Yes
2024	$988,000	$988,000	$-26,893	-2.6%	$306.74	No

Compound Annual Growth Rate (CAGR)

7.2%

$186,000 total change over 3 yrs (+23%)

Over-Assessment Risk: MODERATE

Assessment growth of 7.2% annually is within typical market ranges. A protest may still be viable based on equity and condition factors.

HISTORICAL SUMMARY: Between 2021 and 2024, your property's market value increased from $802,000 to $988,000, a total increase of 23% (7.2% compounded annually). While this growth rate is generally in line with market trends, Protesting now locks in a lower baseline, preventing compounding over-assessment in future tax years.

AI Forecast (Based on Current Trend)

At the current -2.6% annual growth rate, your assessment could reach $961,820 next year and $936,333 in two years. A successful protest now prevents compounding over-assessment.

NEIGHBORHOOD STATISTICAL ANALYSIS

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

Legal Basis: Texas Tax Code Section 41.43(b)(3) - Unequal Appraisal

The property owner contends the appraised value exceeds the median appraised value of comparable properties in the same neighborhood. The statistical analysis below demonstrates this property is assessed above fair and equitable levels relative to its peers.

-0.36	**40th**	**$348**	**$0**
Z-Score	Percentile	Median $/ft²	Your $/ft²

Price-Per-Square-Foot Distribution (500 properties)

Statistical Summary

Metric	Value	Interpretation
Neighborhood Properties	500	Sample size for analysis
Median $/ft²	$348	50th percentile benchmark
Standard Deviation	$0	Measure of spread
Subject $/ft²	$0	Subject is at the 40th percentile
Z-Score	-0.36	Within typical assessment range

CONCLUSION: This property's assessment of $0/ft² is within the typical range for the neighborhood (Z-Score: -0.4).

? HOW WE CALCULATED THIS: Z-scores measure how many standard deviations the subject's price-per-sqft is from the neighborhood mean. Values above 1.5 sigma indicate statistically significant over-assessment. Percentile ranking shows where this property falls among all properties in the same market area. Data sourced from county appraisal records.

NEIGHBORHOOD MARKET ANALYSIS

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

This analysis examines recent market activity in the subject property's neighborhood to assess whether the district's valuation aligns with actual market conditions. A sale-to-assessment ratio below 1.0 indicates systematic over-assessment in the area.

Median Sale	Average Sale	Avg $/SqFt	Sale/Assess Ratio
$1,135,000	**$1,143,735**	**$329.32**	**1.05**

Recent Neighborhood Sales Activity

Address	Sale Price	$/SqFt	SqFt	Year	Date	Ratio
979 W 43rd St, Houston, TX 7	$899,000	$217.57	4,132	2008	2025-04-29	0.83
4315 Alba Rd, Houston, TX 77	$1,195,000	$301.46	3,964	2005	2025-09-25	1.11
955 W 42nd St, Houston, TX 7	$1,729,000	$429.14	4,029	2026	2026-02-06	1.60
855 Lamonte Ln, Houston, TX	$1,350,000	$401.67	3,361	2006	2025-02-22	1.25
970 W 41st St, Houston, TX 7	$989,854	$407.35	2,430	1940	2025-05-30	0.92
1015 W 41st St, Houston, TX	$1,135,000	$300.42	3,778	2005	2025-10-07	1.05
1211 Chamboard Ln, Houston,	$1,125,000	$336.52	3,343	2016	2025-05-19	1.04
1117 Cheshire Ln, Houston, T	$999,500	$323.36	3,091	1969	2025-03-18	0.92

RESIDENTIAL SALES COMP GRID

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

> ? HOW WE CALCULATED THIS: Sales comparables sourced from county deed records and MLS within a 2-year lookback window. Price-per-sqft (PSF) calculated from recorded sale price divided by living area. Adjustments applied for size, age, grade, and location differences using ML-derived rates.

	Subject	Comp A	Comp B	Comp C
Prop ID	0660460460015			
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	958 LAMONTE LN, HOU..	979 W 43rd St, Hous..	4315 Alba Rd, Houst..	955 W 42nd St, Hous..
Year Built	2012	2008	2005	2026
Market Value	$1,080,740	$899,000	$1,195,000	$1,729,000
Total SQFT	3,221 SF	4,132 SF	3,964 SF	4,029 SF
Market Price/SQFT	$335.53	$217.57	$301.46	$429.14
Sale Date		2025-04-29	2025-09-25	2026-02-06
Sale Price		$899,000	$1,195,000	$1,729,000
Year Remodeled	2012	2008	2005	2026
Remodel Adj	2012	$0	$0	$0
Grade Adj	N/A	$0	$0	$0
Size Index Adj		$-99,103	$-111,994	$-173,372
% Good Adj	86%	82%	79%	100%
Deferred Maint	No	$0	$0	$0
Land Value Adj	$443,905	$0	$0	$0
Segments & Adj	$0	$0	$0	$0
Other Improvements	$0	$0	$0	$0
Net Adjustment		$-63,143	$-28,344	$-415,432
Indicated Value		$835,857	$1,166,656	$1,313,568

Median Sales Value: $1,135,000

Median Sales Value / SQFT: $352.38

RESIDENTIAL SALES COMP GRID

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

	Subject	Comp D	Comp E	Comp F
Prop ID	0660460460015			
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	958 LAMONTE LN, HOU..	855 Lamonte Ln, Hou..	970 W 41st St, Hous..	1015 W 41st St, Hou..
Year Built	2012	2006	1940	2005
Market Value	$1,080,740	$1,350,000	$989,854	$1,135,000
Total SQFT	3,221 SF	3,361 SF	2,430 SF	3,778 SF
Market Price/SQFT	$335.53	$401.67	$407.35	$300.42
Sale Date		2025-02-22	2025-05-30	2025-10-07
Sale Price		$1,350,000	$989,854	$1,135,000
Year Remodeled	2012	2006	1940	2005
Remodel Adj	2012	$0	$0	$0
Grade Adj	N/A	$0	$0	$0
Size Index Adj		$-28,117	$161,106	$-83,668
% Good Adj	86%	80%	30%	79%
Deferred Maint	No	$0	$0	$0
Land Value Adj	$443,905	$0	$0	$0
Segments & Adj	$0	$0	$0	$0
Other Improvements	$0	$0	$0	$0
Net Adjustment		$52,883	$715,424	$-4,218
Indicated Value		$1,402,883	$1,705,278	$1,130,782

Median Sales Value: $1,135,000

Median Sales Value / SQFT: $352.38
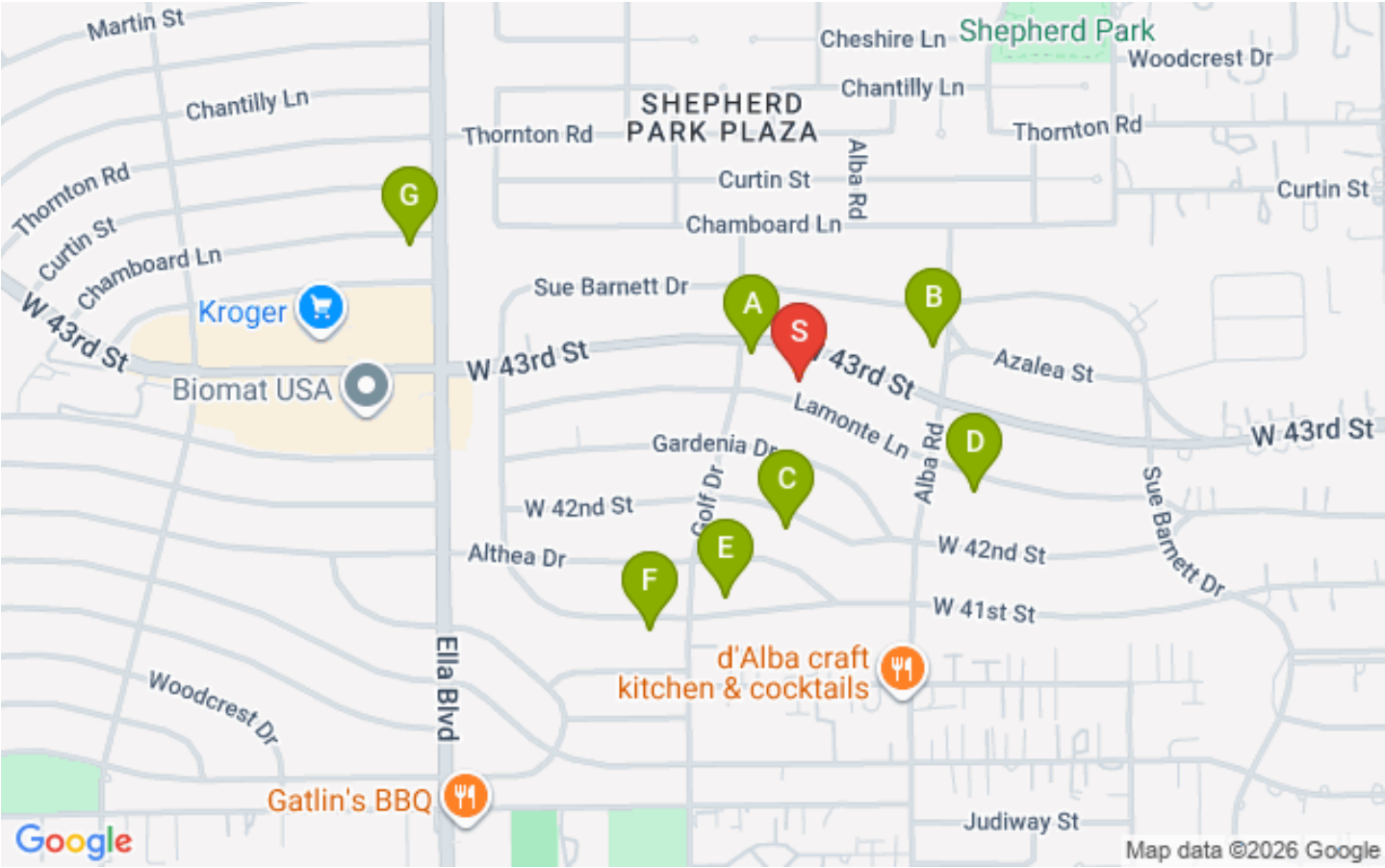
Owner Name: Account: 0660460460015 | Address: 958 LAMONTE LN, HOUSTON, TX, 77018

Account Number: 0660460460015 | 958 LAMONTE LN, HOUSTON, TX, 77018

COST APPROACH VALIDATION

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

The Cost Approach estimates value by calculating the cost to replace the improvement as new, deducting accrued depreciation, and adding land value. This method serves as an independent check on market-derived approaches per Texas Tax Code Sec. 23.011 and provides a ceiling on reasonable value when physical deterioration is present.

> *? HOW WE CALCULATED THIS: Replacement Cost New (RCN) estimated using Marshall & Swift residential cost tables based on building grade, quality, and living area. Physical depreciation uses compound age-life method. Functional and external obsolescence added from vision analysis and flood/crime data. Depreciation capped at 90% (minimum 10% good condition floor).*

Note: Replacement Cost New (RCN) estimates are baseline projections derived from standard aggregate indexing (e.g., Marshall & Swift parameters) for the subject's class and grade. This establishes a ceiling of value prior to physical walkthroughs.

Replacement Cost New (RCN)

Component	Value
Building Area	3,221 sqft
Grade / Quality	N/A
Cost per SqFt (Grade N/A)	$115
Replacement Cost New	$370,415

Accrued Depreciation

Depreciation Type	Rate / Basis	Amount
Physical Deterioration	14yr / 55yr life = 25.5%	-$94,287
Functional Obsolescence	None identified	$0
External Obsolescence	None identified	$0
Total Depreciation	25.5% + adjustments	-$94,287

Cost Approach Value Conclusion

Component	Value
Replacement Cost New	$370,415
Less: Accrued Depreciation	-$94,287
Depreciated Cost of Improvements	$276,128
Plus: Land Value	$443,905
COST APPROACH INDICATED VALUE	**$720,033**

District Over-Assessment vs. Cost Approach

The Cost Approach indicates a value of $720,033, which is $360,707 (33.4%) BELOW the district's appraised value of $1,080,740. This independent analysis supports a reduction under Texas Tax Code Sec. 23.011 (cost approach as evidence of market value).

AI PROPERTY CONDITION COMPARISON

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

Street-level imagery was analyzed by AI to compare the physical condition of the subject property against each comparable. Condition differences support adjustment arguments under Texas Tax Code Sec. 23.01 (market value considers physical condition).

> *? HOW WE CALCULATED THIS: Condition scores assigned by GPT-4o computer vision analyzing Google Street View imagery on a 1-10 scale. Categories assessed: roof integrity, siding/paint condition, foundation, gutters, and landscaping. A lower score for the subject vs. comparables supports additional depreciation per TX Tax Code Sect.23.01(b).*

SUBJECT: 958 LAMONTE LN, HOUSTON, TX, 77018
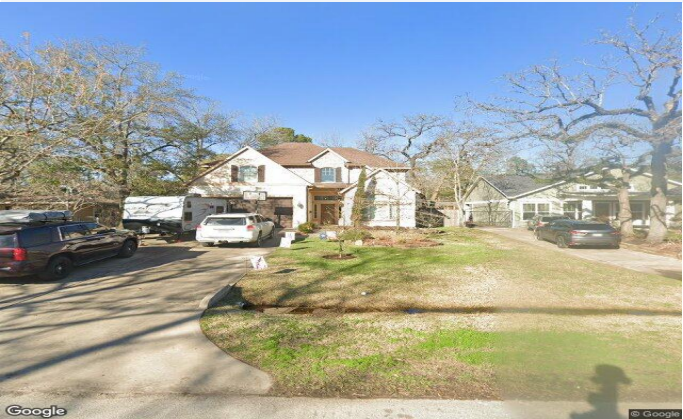
AI Assessment: Good

COMP A: 931 W 43RD ST, HOUSTON, TX, 77018

AI Assessment: The roof appears to be well-maintained with no visible damage, while the paint and siding look fresh and intact,...

COMP B: 1054 LAMONTE LN, HOUSTON, TX, 77018

AI Assessment: The roof appears to be in good condition, with no visible signs of damage or wear. The paint on the siding is we...

COMP C: 923 LAMONTE LN, HOUSTON, TX, 77018

AI Assessment: The roof appears to be in good condition without visible issues, and the paint/siding looks well-maintained. The...

COMP D: 918 W 43RD ST, HOUSTON, TX, 77018

AI Assessment: The property appears to be in good condition overall, with a well-maintained driveway and clean paint/siding on ...

COMP E: 958 LAMONTE LN, HOUSTON, TX, 77018

AI Assessment: The roof appears to be in good condition with no visible damage or missing shingles. The paint and siding are we...

PERMIT & RENOVATION ANALYSIS

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

Subject Property Permit History

? HOW WE CALCULATED THIS: Permit data sourced from municipal building permit databases. Properties with no major permits in 5+ years may qualify for a 2-5% deferred maintenance depreciation penalty under TX Tax Code Sect.23.01(b). Comparable properties with recent renovations support higher value, widening the gap for unrenovated subjects.

No major renovation permits found. This supports a deferred-maintenance argument.

Deferred Maintenance Argument (TC 23.01)

City permit records show no major renovations or improvements filed for this property. The absence of documented upgrades, combined with the property's age, supports a deferred-maintenance depreciation model. The district's valuation may not adequately account for the property's actual physical condition.

Adjustments are calculated dynamically using localized Machine Learning regression on recent neighborhood comparables. Base depreciation utilizes Marshall & Swift tables. This methodology identifies the true marginal value of square footage and age in this specific market area rather than relying on arbitrary, static mass-appraisal rules.

	Subject	Comp A	Comp B	Comp C
Prop ID	0660460460015	0660460460033	0660460540014	0660460450037
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	958 LAMONTE LN, HOU..	931 W 43RD ST, HOUS..	1054 LAMONTE LN, HO..	923 LAMONTE LN, HOU..
Year Built	2012	2013	2014	2011
Market Value	$1,080,740	$849,366	$970,560	$1,072,274
Total SQFT	3,221 SF	3,226 SF	3,240 SF	3,261 SF
Market Price/SQFT	$335.53	$263.29	$299.56	$328.82
Last Sale	N/A	N/A	N/A	N/A
Condition	Good (7)	Good (7)	Good (7)	Good (7)
Distance	-	0.08 mi	0.24 mi	0.11 mi
TTL Cost Factor				
Year Remodeled	2012	2013	2014	2011
Remodel Adj	2012	$0	$0	$0
Grade Adj	N/A	B- $0	B- $0	B- $0
Size Index Adj		$-931	$-3,536	$-7,445
Neighborhood Adj	8014.00	8014.00 $0	8014.00 $0	8014.00 $0
% Good Adj	86%	87% $-8,494	88% $-19,411	85% $10,723
Size Adj	-	$-931	$-3,536	$-7,445
Lump Sum Adj		$0	$0	$0
Sub Area Diff		$0	$0	$0
Deferred Maint	No	$0	$0	$0
Land Value Adj	$443,905	$0	$0	$0
Segments & Adj	$0	$0	$0	$0
Other Improvements	$0	$0	$0	$0
Net Adjustment		$-9,425	$-22,947	$3,278
Indicated Value		$839,941	$947,613	$1,075,552

APPENDIX: EQUITY COMP GRID

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

Adjustments are calculated dynamically using localized Machine Learning regression on recent neighborhood comparables. Base depreciation utilizes Marshall & Swift tables. This methodology identifies the true marginal value of square footage and age in this specific market area rather than relying on arbitrary, static mass-appraisal rules.

	Subject	Comp D	Comp E	Comp F
Prop ID	0660460460015	0660460470005	0660460460015	0660460470008
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	958 LAMONTE LN, HOU..	918 W 43RD ST, HOUS..	958 LAMONTE LN, HOU..	930 W 43RD ST, HOUS..
Year Built	2012	2012	2012	2014
Market Value	$1,080,740	$1,039,847	$1,080,740	$1,131,618
Total SQFT	3,221 SF	3,155 SF	3,221 SF	3,351 SF
Market Price/SQFT	$335.53	$329.59	$335.53	$337.70
Last Sale	N/A	N/A	N/A	N/A
Condition	Good (7)	Good (7)	Good (7)	N/A
Distance	-	0.12 mi	0.00 mi	0.10 mi
TTL Cost Factor				
Year Remodeled	2012	2012	2012	2014
Remodel Adj	2012	$0	$0	$0
Grade Adj	N/A	B- $0	B- $0	B- $0
Size Index Adj		$12,284	$0	$-24,196
Neighborhood Adj	8014.00	8014.00 $0	8014.00 $0	8014.00 $0
% Good Adj	86%	86% $0	86% $0	88% $-22,632
Size Adj	-	$12,284	$0	$-24,196
Lump Sum Adj		$0	$0	$0
Sub Area Diff		$0	$0	$0
Deferred Maint	No	$0	$0	$0
Land Value Adj	$443,905	$0	$0	$0
Segments & Adj	$0	$0	$0	$0
Other Improvements	$0	$0	$0	$0
Net Adjustment		$12,284	$0	$-46,828
Indicated Value		$1,052,131	$1,080,740	$1,084,790

APPENDIX: EQUITY COMP GRID

Property: 958 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460015

Adjustments are calculated dynamically using localized Machine Learning regression on recent neighborhood comparables. Base depreciation utilizes Marshall & Swift tables. This methodology identifies the true marginal value of square footage and age in this specific market area rather than relying on arbitrary, static mass-appraisal rules.

	Subject	Comp G	Comp H	Comp I
Prop ID	0660460460015	0660460520032	0660460530042	0660460380005
Neighborhood	8014.00	8014.00	8014.00	8014.02
Situs	958 LAMONTE LN, HOU..	1039 GARDENIA DR, H..	1011 LAMONTE LN, HO..	818 W 43RD ST, HOUS..
Year Built	2012	2011	2012	2014
Market Value	$1,080,740	$1,105,256	$1,109,283	$1,050,379
Total SQFT	3,221 SF	3,266 SF	3,264 SF	3,088 SF
Market Price/SQFT	$335.53	$338.41	$339.85	$340.15
Last Sale	N/A	N/A	N/A	N/A
Condition	Good (7)	N/A	N/A	N/A
Distance	-	0.23 mi	0.12 mi	0.34 mi
TTL Cost Factor				
Year Remodeled	2012	2011	2012	2014
Remodel Adj	2012	$0	$0	$0
Grade Adj	N/A	B- $0	B- $0	B- $0
Size Index Adj		$-8,375	$-8,003	$24,754
Neighborhood Adj	8014.00	8014.00 $0	8014.00 $0	8014.02 $0
% Good Adj	86%	85% $11,053	86% $0	88% $-21,008
Size Adj	-	$-8,375	$-8,003	$24,754
Lump Sum Adj		$0	$0	$0
Sub Area Diff		$0	$0	$0
Deferred Maint	No	$0	$0	$0
Land Value Adj	$443,905	$0	$0	$0
Segments & Adj	$0	$0	$0	$0
Other Improvements	$0	$0	$0	$0
Net Adjustment		$2,678	$-8,003	$3,746
Indicated Value		$1,107,934	$1,101,280	$1,054,125

Adjustments are calculated dynamically using localized Machine Learning regression on recent neighborhood comparables. Base depreciation utilizes Marshall & Swift tables. This methodology identifies the true marginal value of square footage and age in this specific market area rather than relying on arbitrary, static mass-appraisal rules.

	Subject	Comp J
Prop ID	0660460460015	0660460470026
Neighborhood	8014.00	8014.00
Situs	958 LAMONTE LN, HOUSTON, TX, 7	1463 SUE BARNETT DR, HOUSTON,
Year Built	2012	2013
Market Value	$1,080,740	$1,146,537
Total SQFT	3,221 SF	3,268 SF
Market Price/SQFT	$335.53	$350.84
Last Sale	N/A	N/A
Condition	Good (7)	N/A
Distance	-	0.09 mi
TTL Cost Factor		
Year Remodeled	2012	2013
Remodel Adj	2012	$0
Grade Adj	N/A	B- $0
Size Index Adj		$-8,748
Neighborhood Adj	8014.00	8014.00 $0
% Good Adj	86%	87% $-11,465
Size Adj	-	$-8,748
Lump Sum Adj		$0
Sub Area Diff		$0
Deferred Maint	No	$0
Land Value Adj	$443,905	$0
Segments & Adj	$0	$0
Other Improvements	$0	$0
Net Adjustment		$-20,213
Indicated Value		$1,126,324

Median Equity Value: $1,080,740

Median Equity Value / SQFT: $335.53
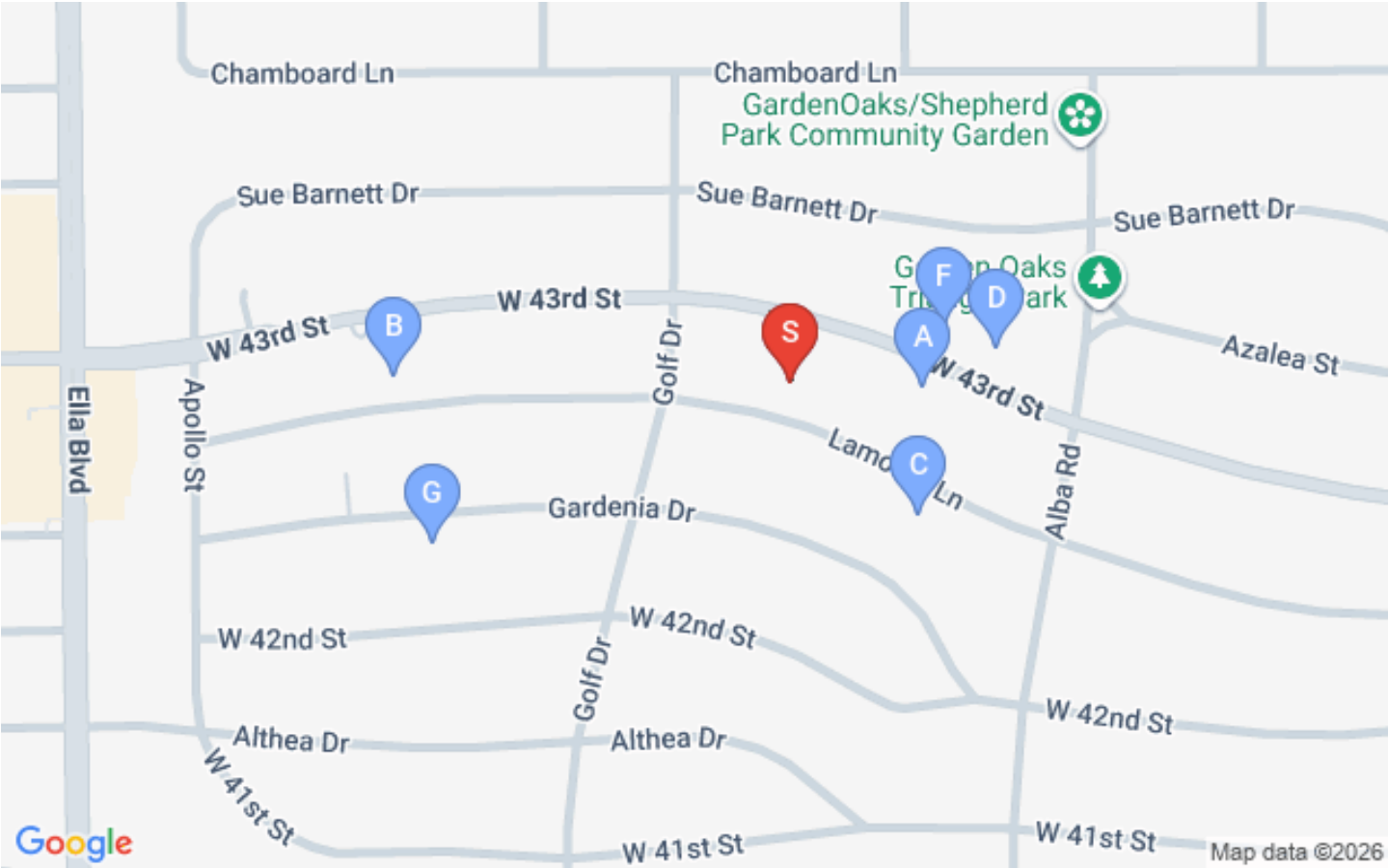
Owner Name: Account: 0660460460015 | Address: 958 LAMONTE LN, HOUSTON, TX, 77018

Account Number: 0660460460015 | 958 LAMONTE LN, HOUSTON, TX, 77018

Respectfully submitted,

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Property Owner, Property Owner

Date: February 26, 2026