PROPERTY TAX
EVIDENCE PACKET

Tax Year 2025 Protest Submission

SUBJECT: 902 LAMONTE LN, HOUSTON, TX, 77018

Account Number: 0660460460001

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

CONFIDENTIAL EVIDENCE SUMMARY

Scan for interactive digital evidence
Prepared for Appraisal Review Board

PROTEST VIABILITY: MODERATE (62%) | Expected Tax Savings: $1,391/yr | Range: $1,391-$1,391/yr

Score: 10/100   Win Probability: 62%

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 57%. 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	$1,464,697
Equity Value	$1,571,176
Sales Value	$1,650,000
Opinion of Value	$1,464,697

BEFORE THE APPRAISAL REVIEW BOARD

HARRIS COUNTY APPRAISAL DISTRICT

Account No: 0660460460001	Tax Year: 2026
Owner: Property Owner	Subject: 902 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 $1,464,697 for the property located at 902 LAMONTE LN, HOUSTON, TX, 77018, Account 0660460460001, on the following grounds:

Ground 1: Cost Approach (Sec. 23.011)
Independent cost approach analysis yields an indicated value of $952,184, calculated as replacement cost new of $532,680 less accrued depreciation of $67,796, plus land value of $487,300. This is $512,513 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 $1,464,697 to $1,464,697, 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 ($1,571,176) is not lower than appraised ($1,464,697).
* 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: 902 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460001

Effective Date of Value: 1/1/2025

Date of Report: 02/26/2026

Owner and Subject Property Information

Account Number:	0660460460001	**CAD:**	HCAD
Owner Name:	Account: 0660460460001	**Site Address:**	902 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	4,632 SF	-	Good	N/A	8014.00	-	2019

Value Assessment Summary

Method	Value	PSF	Land	Impr.	Change	
CAD Preliminary Market	$1,464,697	$316.21	$487,300	$977,397		
Equity Uniformity (UE)	$1,571,176	$339.20	$487,300	$1,083,876		
Sales Comparison	$1,650,000	$356.22	$487,300	$1,162,700		
OPINION OF VALUE	**$1,464,697**	Opinion based on CAD Market 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.

Condition Delta: Subject (6/10) vs Comps (8.5/10) = -2.5 | Supports additional 3.8% depreciation adjustment (TC 23.01)

? 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: 902 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460001

Date of Report: 02/26/2026

Owner and Subject Property Information

Account Number:	0660460460001	**CAD:**	HCAD
Owner Name:	Account: 0660460460001	**Site Address:**	902 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
$487,300	$977,397	$1,464,697

Land Area	Total Bldg	NRA	Bldg Class	Grade	NBHD/Econ	Key Map	Year Built
N/A	4,632 SF	-	Good	N/A	8014.00	-	2019

Valuation History

| Year	Land Val	Impr. Val	Market	PSF	Appraised	Change %	Cap %
2021	$425,280	Pending	$1,216,906	$262.72	$1,216,906	---	---
2022	$460,720	Pending	$1,300,454	$280.75	$1,300,454	+6.9%	---
2023	$460,720	Pending	$1,463,100	$315.87	$1,430,499	+12.5%	98%
2024	$487,300	Pending	$1,585,626	$342.32	$1,573,548	+8.4%	99%

Valuation Trend Analysis
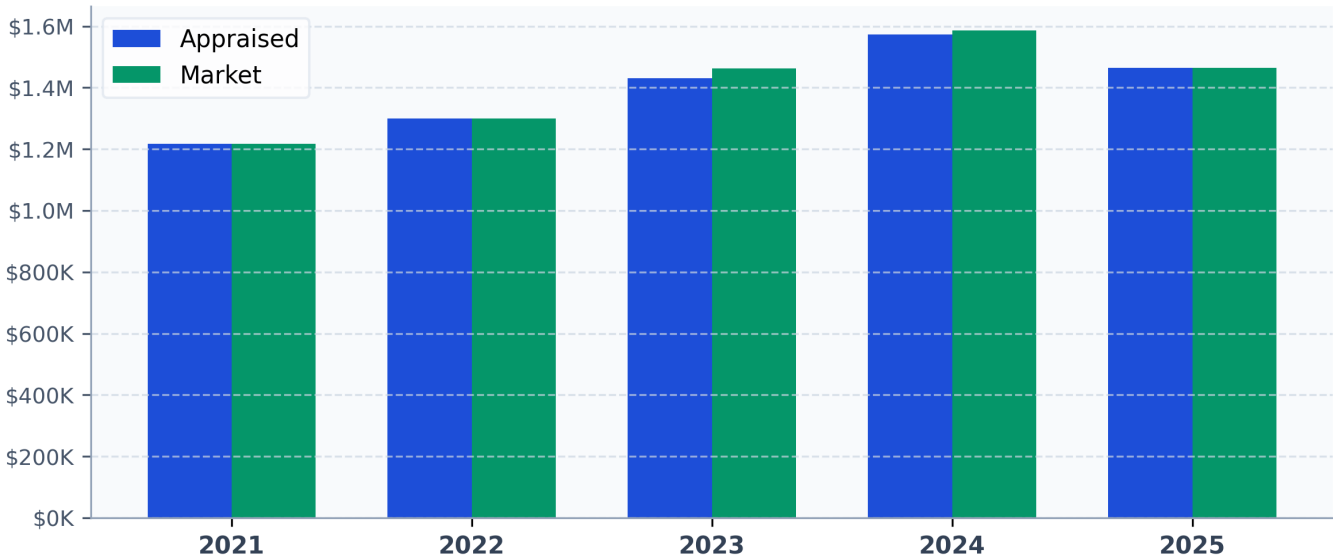
VALUATION TREND & FORECAST ANALYSIS

Property: 902 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460001

Assessment History & Growth Rate

Market Value **Appraised Value**
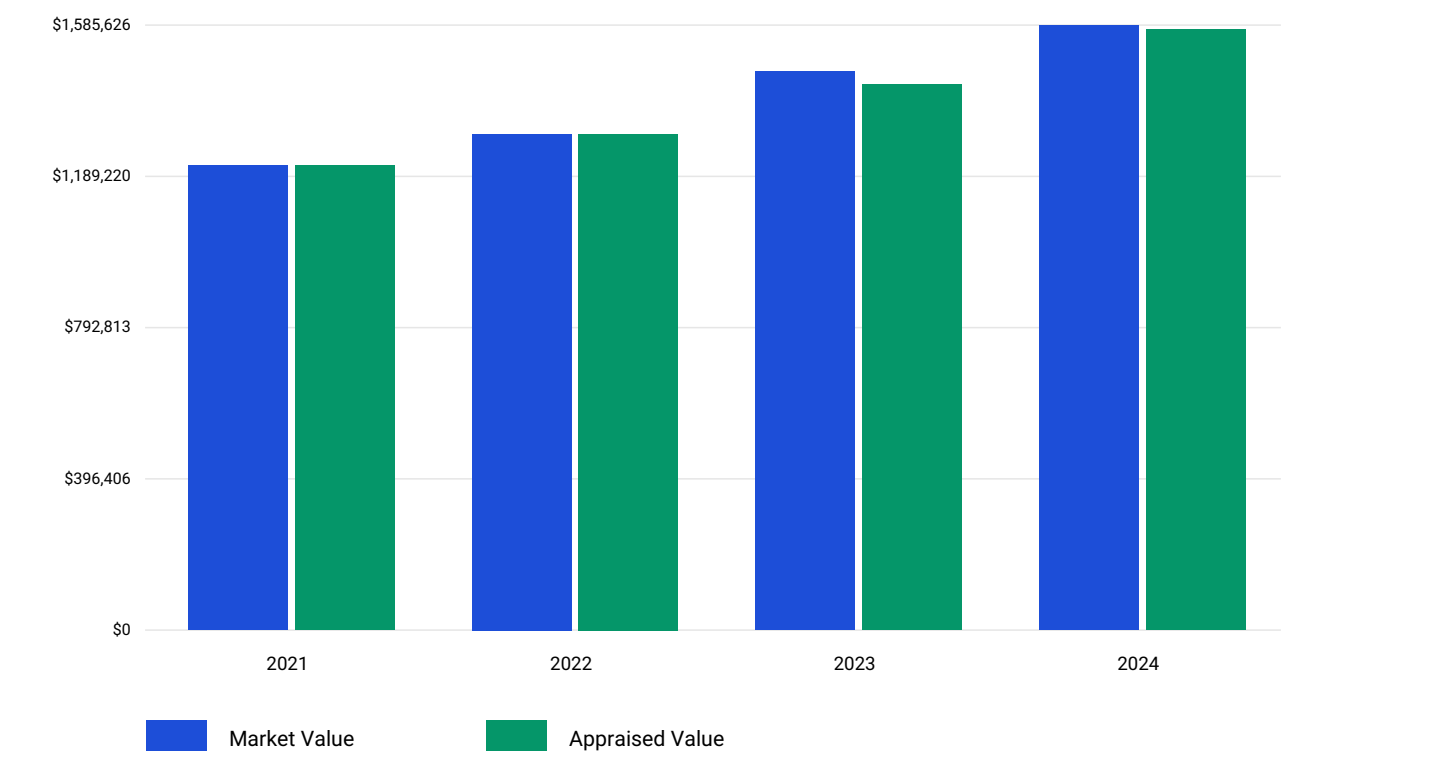
Year-over-Year Growth Analysis

Year	Market Val	Appraised	Change $	Change %	PSF	Cap Applied
2021	$1,216,906	$1,216,906			$262.72	No
2022	$1,300,454	$1,300,454	+$83,548	+6.9%	$280.75	No
2023	$1,463,100	$1,430,499	+$162,646	+12.5%	$315.87	Yes
2024	$1,585,626	$1,573,548	+$122,526	+8.4%	$342.32	Yes

Compound Annual Growth Rate (CAGR)

9.2%

$368,720 total change over 3 yrs (+30%)

Assessment has grown at 9.2% annually, significantly above typical market appreciation of 3-5%. This aggressive escalation pattern strongly supports a protest filing.

HISTORICAL SUMMARY: Between 2021 and 2024, your property's market value increased from $1,216,906 to $1,585,626, a total increase of 30% (9.2% compounded annually). This exceeds typical residential appreciation rates and suggests the district may be applying aggressive revaluation factors. Protesting now locks in a lower baseline, preventing compounding over-assessment in future tax years.

AI Forecast (Based on Current Trend)

At the current 8.4% annual growth rate, your assessment could reach $1,718,413 next year and $1,862,320 in two years. A successful protest now prevents compounding over-assessment.

Protest Strength: POSSIBLE (28% probability of success)

The following evidence pillars independently support a reduction in the appraised value. Each signal is derived from a distinct data source and legal basis under Texas Tax Code.

1. Physical Depreciation (TC 23.01)   Weight: 0% | ?=-2.5

$1,409,039 (-4%)

ESTIMATED ANNUAL TAX SAVINGS: $1,391/yr | Range: $1,391 - $1,391/yr

NEIGHBORHOOD MARKET ANALYSIS

Property: 902 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460001

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
$1,650,000	**$1,639,350**	**$386.34**	**1.13**

Recent Neighborhood Sales Activity

Address	Sale Price	$/SqFt	SqFt	Year	Date	Ratio
934 W 42nd St, Houston, TX 7	$1,499,500	$357.28	4,197	2019	2024-08-12	1.02
962 Lamonte Ln, Houston, TX	$1,650,000	$393.70	4,191	2025	2025-06-20	1.13
910 W 41st St, Houston, TX 7	$1,625,000	$374.68	4,337	2025	2025-12-15	1.11
926 W 41st St SW, Houston, T	$1,485,000	$421.88	3,520	2024	2025-04-06	1.01
814 Azalea St, Houston, TX 7	$1,685,000	$416.36	4,047	1939	2026-01-30	1.15
1030 Chamboard Ln, Houston,	$1,550,000	$364.88	4,248	2025	2025-04-02	1.06
963 W 41st St, Houston, TX 7	$1,885,000	$407.92	4,621	2025	2026-01-05	1.29
1046 Gardenia Dr, Houston, T	$1,920,000	$400.00	4,800	2026	2026-01-26	1.31

RESIDENTIAL SALES COMP GRID

Property: 902 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460001

? 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	0660460460001			
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	902 LAMONTE LN, HOU..	934 W 42nd St, Hous..	962 Lamonte Ln, Hou..	910 W 41st St, Hous..
Year Built	2019	2019	2025	2025
Market Value	$1,464,697	$1,499,500	$1,650,000	$1,625,000
Total SQFT	4,632 SF	4,197 SF	4,191 SF	4,337 SF
Market Price/SQFT	$316.21	$357.28	$393.70	$374.68
Sale Date		2024-08-12	2025-06-20	2025-12-15
Sale Price		$1,499,500	$1,650,000	$1,625,000
Year Remodeled	2019	2019	2025	2025
Remodel Adj	2019	$0	$0	$0
Grade Adj	N/A	$0	$0	$0
Size Index Adj		$77,708	$86,811	$55,266
% Good Adj	93%	93%	99%	99%
Deferred Maint	No	$0	$0	$0
Land Value Adj	$487,300	$0	$0	$0
Segments & Adj	$0	$0	$0	$0
Other Improvements	$0	$0	$0	$0
Net Adjustment		$77,708	$-12,189	$-42,234
Indicated Value		$1,577,208	$1,637,811	$1,582,766

Median Sales Value: $1,650,000

Median Sales Value / SQFT: $356.22

RESIDENTIAL SALES COMP GRID

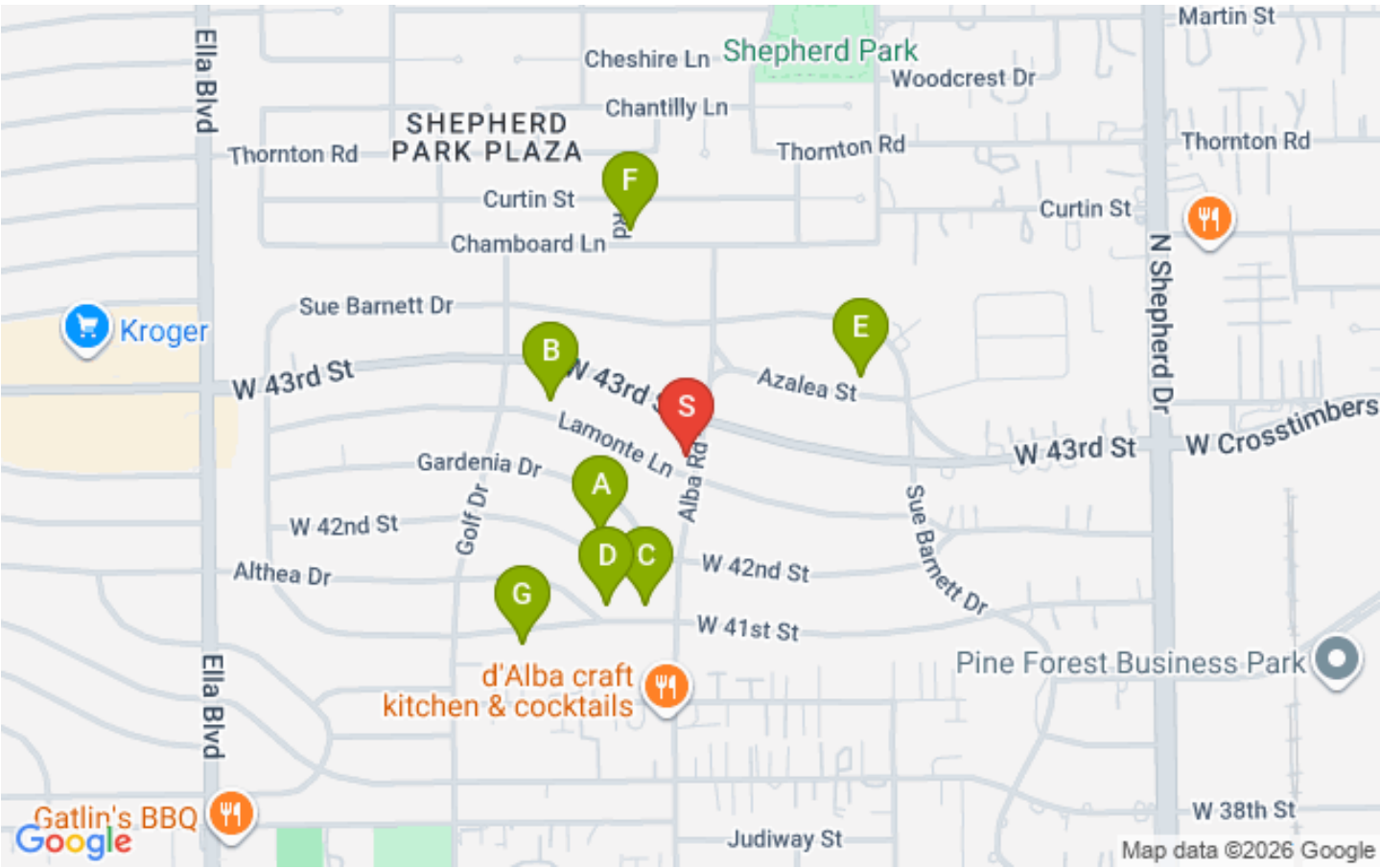Property: 902 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460001

	Subject	Comp D	Comp E	Comp F
Prop ID	0660460460001			
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	902 LAMONTE LN, HOU..	926 W 41st St SW, H..	814 Azalea St, Hous..	1030 Chamboard Ln, ..
Year Built	2019	2024	1939	2025
Market Value	$1,464,697	$1,485,000	$1,685,000	$1,550,000
Total SQFT	4,632 SF	3,520 SF	4,047 SF	4,248 SF
Market Price/SQFT	$316.21	$421.88	$416.36	$364.88
Sale Date		2025-04-06	2026-01-30	2025-04-02
Sale Price		$1,485,000	$1,685,000	$1,550,000
Year Remodeled	2019	2024	1939	2025
Remodel Adj	2019	$0	$0	$0
Grade Adj	N/A	$0	$0	$0
Size Index Adj		$234,562	$121,785	$70,056
% Good Adj	93%	98%	30%	99%
Deferred Maint	No	$0	$0	$0
Land Value Adj	$487,300	$0	$0	$0
Segments & Adj	$0	$0	$0	$0
Other Improvements	$0	$0	$0	$0
Net Adjustment		$160,312	$1,183,335	$-22,944
Indicated Value		$1,645,312	$2,868,335	$1,527,056

Median Sales Value: $1,650,000

Median Sales Value / SQFT: $356.22

Owner Name: Account: 0660460460001 | **Address:** 902 LAMONTE LN, HOUSTON, TX, 77018

Account Number: 0660460460001 | 902 LAMONTE LN, HOUSTON, TX, 77018

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	4,632 sqft
Grade / Quality	N/A
Cost per SqFt (Grade N/A)	$115
Replacement Cost New	$532,680

Accrued Depreciation

Depreciation Type	Rate / Basis	Amount
Physical Deterioration	7yr / 55yr life = 12.7%	-$67,796
Functional Obsolescence	None identified	$0
External Obsolescence	None identified	$0
Total Depreciation	**12.7% + adjustments**	**-$67,796**

Cost Approach Value Conclusion

Component	Value
Replacement Cost New	$532,680
Less: Accrued Depreciation	-$67,796
Depreciated Cost of Improvements	$464,884
Plus: Land Value	$487,300
COST APPROACH INDICATED VALUE	**$952,184**

District Over-Assessment vs. Cost Approach
The Cost Approach indicates a value of $952,184, which is $512,513 (35.0%) BELOW the district's appraised value of $1,464,697. 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: 902 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460001

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: 902 LAMONTE LN, HOUSTON, TX, 77018

AI Assessment: Average

COMP A: 1043 ALTHEA DR, HOUSTON, TX, 77018

AI Assessment: The property features a well-maintained, modern roof with no visible issues. The paint and siding are in excelle...

COMP B: 934 GARDENIA DR, HOUSTON, TX, 77018

AI Assessment: The property features a modern design with a well-maintained roof and clear siding with no visible damage. The d...

COMP C: 1478 SUE BARNETT DR, HOUSTON, TX, 77018

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

COMP D: 975 ALTHEA DR, HOUSTON, TX, 77018

AI Assessment: The roof appears to be in excellent condition with no visible damage. The paint and siding are clean and modern,...

PERMIT & RENOVATION ANALYSIS

Property: 902 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460001

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.

APPENDIX: EQUITY COMP GRID

Property: 902 LAMONTE LN, HOUSTON, TX, 77018 | Account: 0660460460001

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	0660460460001	0660460500022	0660460450009	0660460460001
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	902 LAMONTE LN, HOU..	1043 ALTHEA DR, HOU..	934 GARDENIA DR, HO..	902 LAMONTE LN, HOU..
Year Built	2019	2022	2016	2019
Market Value	$1,464,697	$1,199,567	$1,337,624	$1,464,697
Total SQFT	4,632 SF	4,575 SF	4,547 SF	4,632 SF
Market Price/SQFT	$316.21	$262.20	$294.18	$316.21
Last Sale	N/A	N/A	N/A	N/A
Condition	Average (6)	Excellent (10)	Good (7)	N/A
Distance	-	0.43 mi	0.08 mi	0.00 mi
TTL Cost Factor				
Year Remodeled	2019	2022	2016	2019
Remodel Adj	2019	$0	$0	$0
Grade Adj	N/A	B- $0	B- $0	B- $0
Size Index Adj		$570	$850	$0
Neighborhood Adj	8014.00	8014.00 $0	8014.00 $0	8014.00 $0
% Good Adj	93%	96% $-35,987	90% $40,129	93% $0
Size Adj	-	$570	$850	$0
Lump Sum Adj		$0	$0	$0
Sub Area Diff		$0	$0	$0
Deferred Maint	No	$0	$0	$0
Land Value Adj	$487,300	$0	$0	$0
Segments & Adj	$0	$0	$0	$0
Other Improvements	$0	$0	$0	$0
Net Adjustment		$-35,417	$40,979	$0
Indicated Value		$1,164,150	$1,378,603	$1,464,697

APPENDIX: EQUITY COMP GRID

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	0660460460001	0660460480020	0660460420015	0660460490002
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	902 LAMONTE LN, HOU..	1478 SUE BARNETT DR..	975 ALTHEA DR, HOUS..	1007 W 41ST ST, HOU..
Year Built	2019	2019	2020	2019
Market Value	$1,464,697	$1,511,234	$1,514,004	$1,597,602
Total SQFT	4,632 SF	4,630 SF	4,543 SF	4,673 SF
Market Price/SQFT	$316.21	$326.40	$333.26	$341.88
Last Sale	N/A	N/A	N/A	N/A
Condition	Average (6)	Good (7)	Excellent (10)	N/A
Distance	-	0.28 mi	0.29 mi	0.38 mi
TTL Cost Factor				
Year Remodeled	2019	2019	2020	2019
Remodel Adj	2019	$0	$0	$0
Grade Adj	N/A	B- $0	B- $0	B- $0
Size Index Adj		$20	$890	$-410
Neighborhood Adj	8014.00	8014.00 $0	8014.00 $0	8014.00 $0
% Good Adj	93%	93% $0	94% $-15,140	93% $0
Size Adj	-	$20	$890	$-410
Lump Sum Adj		$0	$0	$0
Sub Area Diff		$0	$0	$0
Deferred Maint	No	$0	$0	$0
Land Value Adj	$487,300	$0	$0	$0
Segments & Adj	$0	$0	$0	$0
Other Improvements	$0	$0	$0	$0
Net Adjustment		$20	$-14,250	$-410
Indicated Value		$1,511,254	$1,499,754	$1,597,192

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	0660460460001	0660460440010	0660460480011	0660460500003
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	902 LAMONTE LN, HOU..	954 W 42ND ST, HOUS..	1442 SUE BARNETT DR..	1010 W 41ST ST, HOU..
Year Built	2019	2019	2022	2021
Market Value	$1,464,697	$1,569,686	$1,648,508	$1,612,572
Total SQFT	4,632 SF	4,483 SF	4,570 SF	4,466 SF
Market Price/SQFT	$316.21	$350.14	$360.72	$361.08
Last Sale	N/A	N/A	N/A	N/A
Condition	Average (6)	N/A	N/A	N/A
Distance	-	0.17 mi	0.21 mi	0.36 mi
TTL Cost Factor				
Year Remodeled	2019	2019	2022	2021
Remodel Adj	2019	$0	$0	$0
Grade Adj	N/A	B- $0	B- $0	B- $0
Size Index Adj		$1,490	$620	$1,660
Neighborhood Adj	8014.00	8014.00 $0	8014.00 $0	8014.00 $0
% Good Adj	93%	93% $0	96% $-49,455	95% $-32,251
Size Adj	-	$1,490	$620	$1,660
Lump Sum Adj		$0	$0	$0
Sub Area Diff		$0	$0	$0
Deferred Maint	No	$0	$0	$0
Land Value Adj	$487,300	$0	$0	$0
Segments & Adj	$0	$0	$0	$0
Other Improvements	$0	$0	$0	$0
Net Adjustment		$1,490	$-48,835	$-30,591
Indicated Value		$1,571,176	$1,599,673	$1,581,981

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	0660460460001	0660460560026
Neighborhood	8014.00	8014.00
Situs	902 LAMONTE LN, HOUSTON, TX, 7	4323 APOLLO ST, HOUSTON, TX, 7
Year Built	2019	2019
Market Value	$1,464,697	$1,716,770
Total SQFT	4,632 SF	4,578 SF
Market Price/SQFT	$316.21	$375.00
Last Sale	N/A	N/A
Condition	Average (6)	N/A
Distance	-	0.54 mi
TTL Cost Factor		
Year Remodeled	2019	2019
Remodel Adj	2019	$0
Grade Adj	N/A	B- $0
Size Index Adj		$540
Neighborhood Adj	8014.00	8014.00 $0
% Good Adj	93%	93% $0
Size Adj	-	$540
Lump Sum Adj		$0
Sub Area Diff		$0
Deferred Maint	No	$0
Land Value Adj	$487,300	$0
Segments & Adj	$0	$0
Other Improvements	$0	$0
Net Adjustment		$540
Indicated Value		$1,717,310

Median Equity Value: $1,571,176

Median Equity Value / SQFT: $339.20
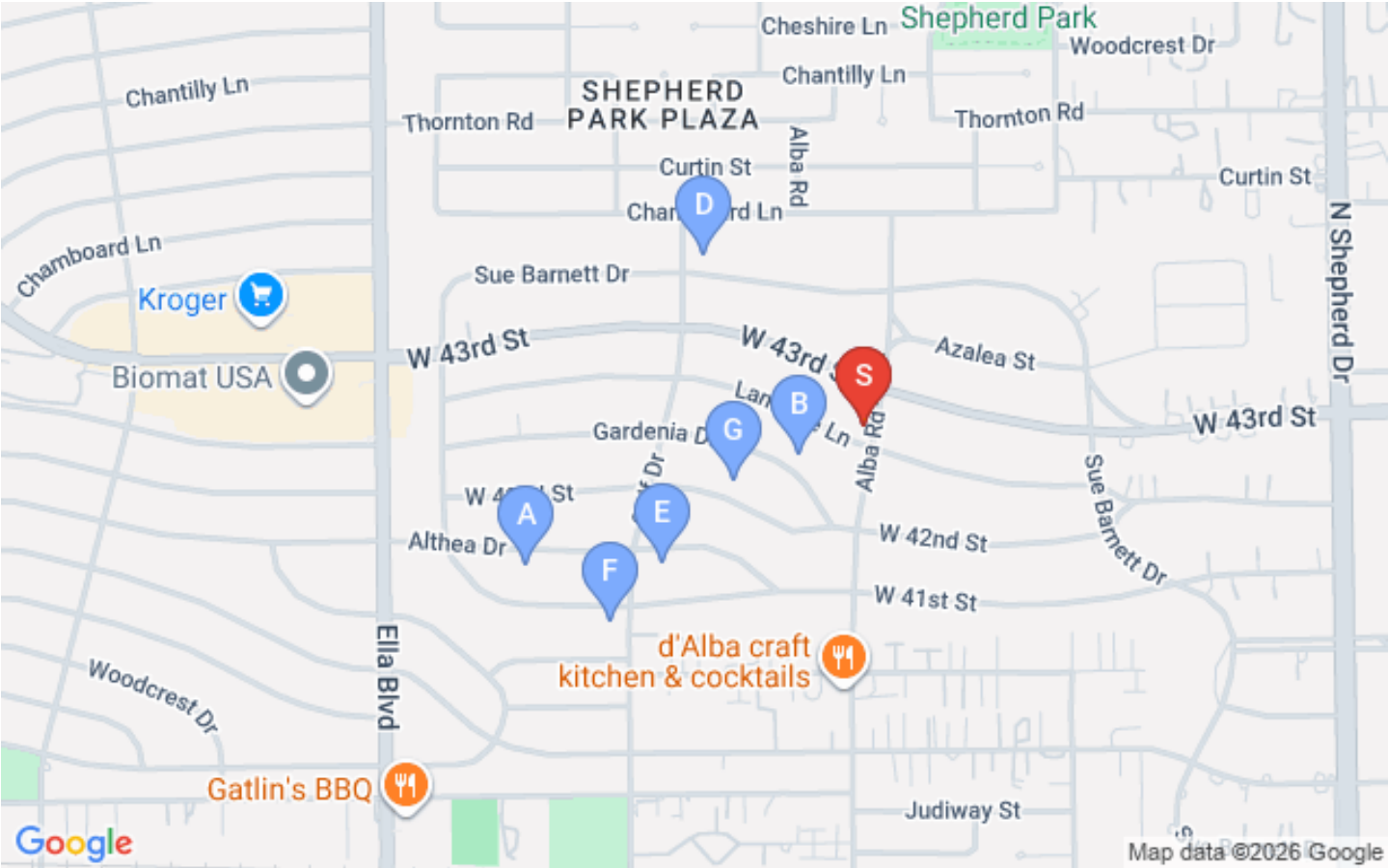
Owner Name: Account: 0660460460001 | Address: 902 LAMONTE LN, HOUSTON, TX, 77018

Account Number: 0660460460001 | 902 LAMONTE LN, HOUSTON, TX, 77018

Respectfully submitted,

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Property Owner, Property Owner

Date: February 26, 2026