

# PROPERTY TAX EVIDENCE PACKET

~~Tax Year 2025 Protest Submission~~

**SUBJECT: 1058 GARDENIA DR, HOUSTON, TX, 77018**

Account Number: 0660460530015

Classification



.D\_DB(A1))

**CONFIDENTIAL EVIDENCE SUMMARY**

Scan for interactive digital evidence  
Prepared for Appraisal Review Board

**PROTEST VIABILITY: LOW (49%)**

# EXECUTIVE SUMMARY & PROTEST SCORECARD

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

Score: 10/100

Win Probability: 49%

Protest Strength: LOW | 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 35%. 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

<div></div>	Equity Uniformity (TC 41.43(b)(1))	0/40 pts	<div></div>
	Gap: \$0   10 comps analyzed		
<div></div>	Sales Comparison (TC 41.43(b)(3))	0/25 pts	<div></div>
	Gap: \$0   10 sales comps		
<div></div>	Physical Condition (TC 23.01)	0/15 pts	<div></div>
	Deductions: \$0   0 issues		
<div></div>	Environmental Factors (Flood/FEMA)	0/10 pts	<div></div>
	Zone: Zone X   Minimal Risk		
<div></div>	Deferred Maintenance (Permits)	10/10 pts	<div></div>
	No major renovations on record		

## Value Comparison at a Glance

District Value	<div></div>	\$1,327,068
Equity Value	<div></div>	\$1,327,068
Sales Value	<div></div>	\$1,517,000
Opinion of Value	<div></div>	\$1,327,068

# FORMAL PROTEST NARRATIVE

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

BEFORE THE APPRAISAL REVIEW BOARD  
HARRIS COUNTY APPRAISAL DISTRICT

Account No: 0660460530015

Tax Year: 2026

Owner: Property Owner

Subject: 1058 GARDENIA DR, HOUSTON, TX, 77018

GROUND S FOR PROTEST

Pursuant to Texas Tax Code Sec. 41.41(a), the property owner protests the 2026 appraised value of \$1,327,068 for the property located at 1058 GARDENIA DR, HOUSTON, TX, 77018, Account 0660460530015, on the following grounds:

Ground 1: Cost Approach (Sec. 23.011)

Independent cost approach analysis yields an indicated value of \$781,795, calculated as replacement cost new of \$421,820 less accrued depreciation of \$69,025, plus land value of \$429,000. This is \$545,273 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 \$1,327,068 to \$1,327,068, 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

# SUPPORTING ANALYSIS

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

?? No Protest Recommended Based on Current Data

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

- \* Equity: Justified value (\$1,327,068) is not lower than appraised (\$1,327,068).
- \* 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: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

Effective Date of Value: 1/1/2025  
Date of Report: 02/26/2026

Owner and Subject Property Information			
Account Number:	0660460530015	CAD:	HCAD
Owner Name:	Account: 0660460530015	Site Address:	1058 GARDENIA DR, HOUSTON, TX,
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	3,668 SF	-	Good	N/A	8014.00	-	2017

Value Assessment Summary						
Method	Value	PSF	Land	Impr.	Change	
CAD Preliminary Market	\$1,327,068	\$361.80	\$429,000	\$898,068		
Equity Uniformity (UE)	\$1,327,068	\$361.80	\$429,000	\$898,068		
Sales Comparison	\$1,517,000	\$413.58	\$429,000	\$1,088,000		
OPINION OF VALUE	\$1,327,068	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).

# OUR AI-POWERED METHODOLOGY

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

## 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

<b>Equity Agent:</b>	Uses pgVector semantic similarity search across thousands of neighborhood properties to identify the fairest equity comparables. Mathematically proves unequal appraisal.
<b>Vision Agent:</b>	Analyzes street-view imagery with GPT-4o computer vision to detect condition issues (roof wear, peeling paint, cracks, foundation damage) that justify depreciation deductions.
<b>Sales Agent:</b>	Retrieves recent MLS and county deed transfer data to validate your appraised value against actual market sale prices within a 2-year lookback window.
<b>FEMA Flood Agent:</b>	Cross-references your property against FEMA flood zone maps to identify external obsolescence from flood risk -- a legally recognized basis for value reduction.
<b>Permit Agent:</b>	Queries municipal permit databases to assess renovation history. Properties with no recent permits may qualify for deferred maintenance depreciation penalties.
<b>Crime Agent:</b>	Analyzes local crime density and trends around your property to quantify neighborhood external obsolescence that negatively impacts marketability and value.
<b>Narrative Agent:</b>	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.
<b>Commercial Agent:</b>	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.

*Data Integrity Statement: This report was prepared by analyzing definitive public county records, MLS parity data, municipal permit histories, FEMA flood maps, and local crime statistics. Machine learning models (XGBoost, Ridge Regression, pgVector similarity) were used to aggregate public facts and predict outcomes, ensuring objective mathematical compliance with the Texas Tax Code.*

*Powered by Texas Equity AI - Fair Taxation through Technology*

# ACCOUNT HISTORY

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

Date of Report: 02/26/2026

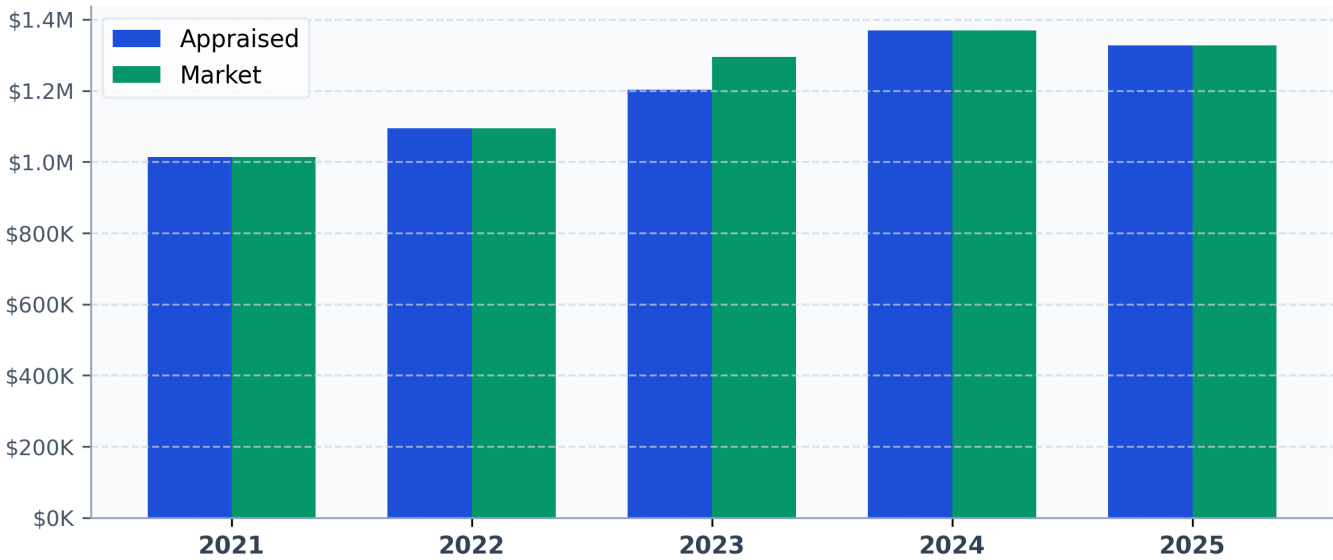
Owner and Subject Property Information			
Account Number:	0660460530015	CAD:	HCAD
Owner Name:	Account: 0660460530015	Site Address:	1058 GARDENIA DR, HOUSTON, TX,
Mailing Address:	See HCAD Records	Legal Desc:	N/A
Land Use Code:	1001	Land Use Desc:	Residential Single Family

Current Value Breakdown		
Land Value	Improvement Value	Total Appraised Value
\$429,000	\$898,068	\$1,327,068

Land Area	Total Bldg	NRA	Bldg Class	Grade	NBHD/Econ	Key Map	Year Built
N/A	3,668 SF	-	Good	N/A	8014.00	-	2017

Valuation History							
Year	Land Val	Impr. Val	Market	PSF	Appraised	Change %	Cap %
2021	\$374,400	Pending	\$1,013,409	\$276.28	\$1,013,409	---	---
2022	\$405,600	Pending	\$1,093,697	\$298.17	\$1,093,697	+7.9%	---
2023	\$405,600	Pending	\$1,294,194	\$352.83	\$1,203,066	+18.3%	93%
2024	\$429,000	Pending	\$1,368,724	\$373.15	\$1,368,724	+5.8%	---

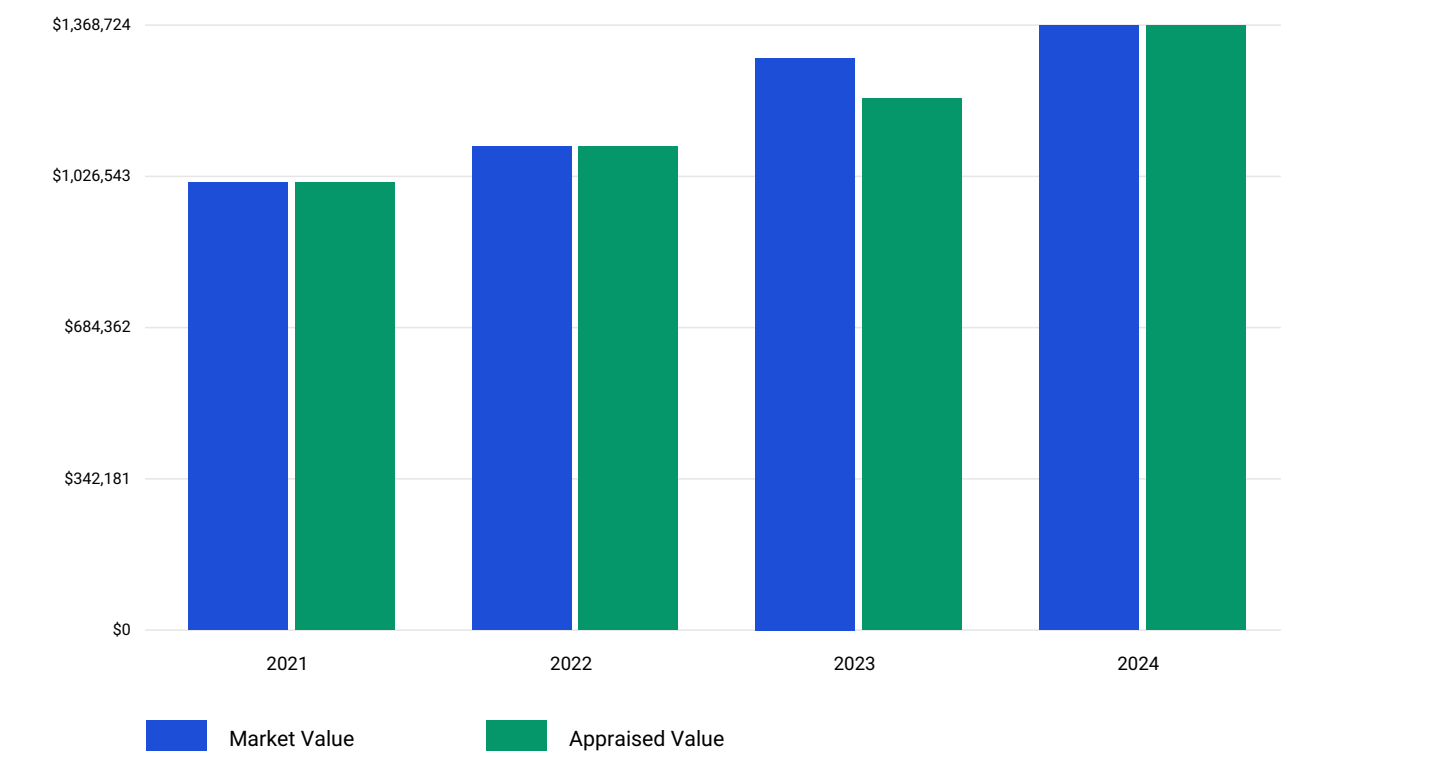
Valuation Trend Analysis



# VALUATION TREND & FORECAST ANALYSIS

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

## Assessment History & Growth Rate



## Year-over-Year Growth Analysis

Year	Market Val	Appraised	Change \$	Change %	PSF	Cap Applied
2021	\$1,013,409	\$1,013,409			\$276.28	No
2022	\$1,093,697	\$1,093,697	+\$80,288	+7.9%	\$298.17	No
2023	\$1,294,194	\$1,203,066	+\$200,497	+18.3%	\$352.83	Yes
2024	\$1,368,724	\$1,368,724	+\$74,530	+5.8%	\$373.15	No

Compound Annual Growth Rate (CAGR)

10.5%

\$355,315 total change over 3 yrs (+35%)

Assessment has grown at 10.5% 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 \$1,013,409 to \$1,368,724, a total increase of 35% (10.5% 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 5.8% annual growth rate, your assessment could reach \$1,447,546 next year and \$1,530,907 in two years. A successful protest now prevents compounding over-assessment.

# NEIGHBORHOOD STATISTICAL ANALYSIS

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

## 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.



## 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 58th percentile
Z-Score	-0.02	Within typical assessment range

CONCLUSION: This property's assessment of \$0/ft² is within the typical range for the neighborhood (Z-Score: -0.0).

? 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: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

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
\$1,517,000	\$1,489,900	\$375.64	1.14

## Recent Neighborhood Sales Activity

Address	Sale Price	\$/SqFt	SqFt	Year	Date	Ratio
1051 Althea Dr, Houston, TX	\$1,517,000	\$371.45	4,084	2024	2024-09-27	1.14
1015 W 41st St, Houston, TX	\$1,135,000	\$300.42	3,778	2005	2025-10-07	0.86
955 W 42nd St, Houston, TX 7	\$1,729,000	\$429.14	4,029	2026	2026-02-06	1.30
1230 Althea Dr, Houston, TX	\$1,399,000	\$357.43	3,914	2020	2025-03-14	1.05
1001 Fisher St, Houston, TX	\$1,630,000	\$375.32	4,343	2024	2025-11-07	1.23
1229 Kinley Ln, Houston, TX	\$1,425,000	\$350.90	4,061	2018	2025-04-14	1.07
926 W 41st St, Houston, TX 7	\$1,385,000	\$393.47	3,520	2024	2025-04-06	1.04
926 W 41st St S, Houston, TX	\$1,485,000	\$421.88	3,520	2024	2024-12-02	1.12

# RESIDENTIAL SALES COMP GRID

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

? 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	0660460530015			
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	1058 GARDENIA DR, H..	1051 Althea Dr, Hou..	1015 W 41st St, Hou..	955 W 42nd St, Hous..
Year Built	2017	2024	2005	2026
Market Value	\$1,327,068	\$1,517,000	\$1,135,000	\$1,729,000
Total SQFT	3,668 SF	4,084 SF	3,778 SF	4,029 SF
Market Price/SQFT	\$361.80	\$371.45	\$300.42	\$429.14
Sale Date		2024-09-27	2025-10-07	2026-02-06
Sale Price		\$1,517,000	\$1,135,000	\$1,729,000
Year Remodeled	2017	2024	2005	2026
Remodel Adj	2017	\$0	\$0	\$0
Grade Adj	N/A	\$0	\$0	\$0
Size Index Adj		\$-77,262	\$-16,523	\$-77,460
% Good Adj	91%	98%	79%	100%
Deferred Maint	No	\$0	\$0	\$0
Land Value Adj	\$429,000	\$0	\$0	\$0
Segments & Adj	\$0	\$0	\$0	\$0
Other Improvements	\$0	\$0	\$0	\$0
Net Adjustment		\$-183,452	\$119,677	\$-233,070
Indicated Value		\$1,333,548	\$1,254,677	\$1,495,930

Median Sales Value: \$1,517,000

Median Sales Value / SQFT: \$413.58

# RESIDENTIAL SALES COMP GRID

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

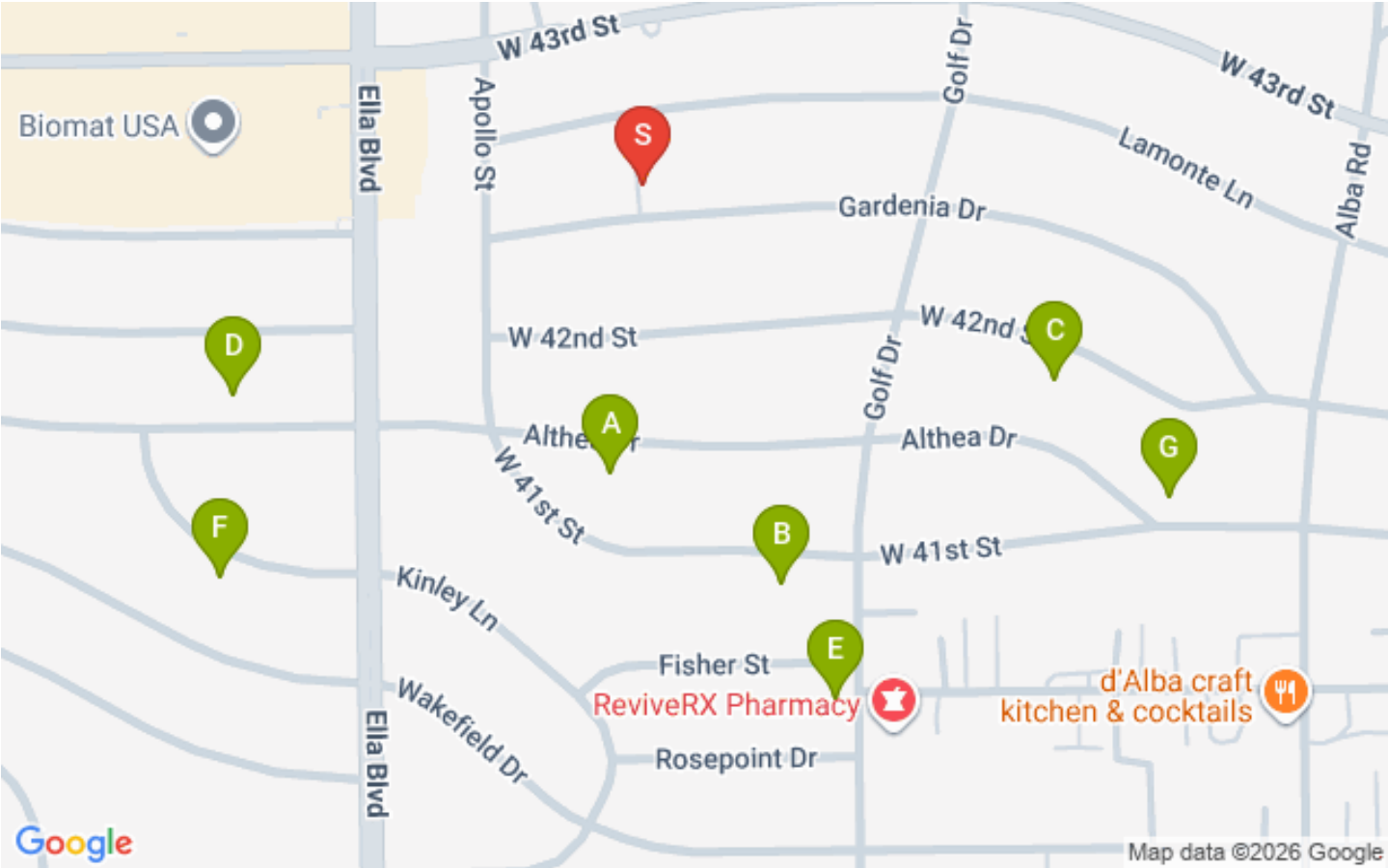
	Subject	Comp D	Comp E	Comp F
Prop ID	0660460530015			
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	1058 GARDENIA DR, H..	1230 Althea Dr, Hou..	1001 Fisher St, Hou..	1229 Kinley Ln, Hou..
Year Built	2017	2020	2024	2018
Market Value	\$1,327,068	\$1,399,000	\$1,630,000	\$1,425,000
Total SQFT	3,668 SF	3,914 SF	4,343 SF	4,061 SF
Market Price/SQFT	\$361.80	\$357.43	\$375.32	\$350.90
Sale Date		2025-03-14	2025-11-07	2025-04-14
Sale Price		\$1,399,000	\$1,630,000	\$1,425,000
Year Remodeled	2017	2020	2024	2018
Remodel Adj	2017	\$0	\$0	\$0
Grade Adj	N/A	\$0	\$0	\$0
Size Index Adj		\$-43,964	\$-126,669	\$-68,952
% Good Adj	91%	94%	98%	92%
Deferred Maint	No	\$0	\$0	\$0
Land Value Adj	\$429,000	\$0	\$0	\$0
Segments & Adj	\$0	\$0	\$0	\$0
Other Improvements	\$0	\$0	\$0	\$0
Net Adjustment		\$-85,934	\$-240,769	\$-83,202
Indicated Value		\$1,313,066	\$1,389,231	\$1,341,798

Median Sales Value: \$1,517,000

Median Sales Value / SQFT: \$413.58

# SALES GEOGRAPHIC CONTEXT

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015



Owner Name: Account: 0660460530015 | Address: 1058 GARDENIA DR, HOUSTON, TX, 77018

Account Number: 0660460530015 | 1058 GARDENIA DR, HOUSTON, TX, 77018

# COST APPROACH VALIDATION

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

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	3,668 sqft
Grade / Quality	N/A
Cost per SqFt (Grade N/A)	\$115
Replacement Cost New	\$421,820

## Accrued Depreciation

Depreciation Type	Rate / Basis	Amount
Physical Deterioration	9yr / 55yr life = 16.4%	-\$69,025
Functional Obsolescence	None identified	\$0
External Obsolescence	None identified	\$0
Total Depreciation	16.4% + adjustments	-\$69,025

## Cost Approach Value Conclusion

Component	Value
Replacement Cost New	\$421,820
Less: Accrued Depreciation	-\$69,025
Depreciated Cost of Improvements	\$352,795
Plus: Land Value	\$429,000
COST APPROACH INDICATED VALUE	\$781,795

### District Over-Assessment vs. Cost Approach

The Cost Approach indicates a value of \$781,795, which is \$545,273 (41.1%) BELOW the district's appraised value of \$1,327,068. 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: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

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: 1058 GARDENIA DR, HOUSTON, TX, 77018



AI Assessment: Excellent

COMP A: 1067 GARDENIA DR, HOUSTON, TX, 77018



AI Assessment: The roof appears to be in good condition, showing no visible damage or wear, while the paint and siding look wel...

COMP B: 1539 SUE BARNETT DR, HOUSTON, TX, 77018



AI Assessment: The roof appears to be in good condition with no visible issues, while the paint on the house's siding is well-m...

# AI PROPERTY CONDITION COMPARISON (cont.)

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

COMP C: 1047 LAMONTE LN, HOUSTON, TX, 77018



AI Assessment: The property is currently vacant with no construction completed, indicating potential issues with maintenance an...

COMP D: 1063 W 41ST ST, HOUSTON, TX, 77018



AI Assessment: The roof appears to be in good condition with no visible defects, and the paint/siding looks well-maintained wit...

COMP E: 807 W 43RD ST, HOUSTON, TX, 77018



AI Assessment: The property appears to be in excellent condition, with a well-maintained roof and clean, modern siding. The dri...

# PERMIT & RENOVATION ANALYSIS

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

## 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: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

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	0660460530015	0660460520025	0660460550040	0660460530033
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	1058 GARDENIA DR, H..	1067 GARDENIA DR, H..	1539 SUE BARNETT DR..	1047 LAMONTE LN, HO..
Year Built	2017	2017	2020	2019
Market Value	\$1,327,068	\$1,239,876	\$1,278,816	\$1,231,044
Total SQFT	3,668 SF	3,806 SF	3,729 SF	3,571 SF
Market Price/SQFT	\$361.80	\$325.77	\$342.94	\$344.73
Last Sale	N/A	N/A	N/A	N/A
Condition	Excellent (10)	Excellent (10)	Good (7)	Fair (5)
Distance	-	0.06 mi	0.18 mi	0.05 mi
TTL Cost Factor				
Year Remodeled	2017	2017	2020	2019
Remodel Adj	2017	\$0	\$0	\$0
Grade Adj	N/A	B- \$0	B- \$0	B- \$0
Size Index Adj		\$-69,000	\$-30,500	\$48,500
Neighborhood Adj	8014.00	8014.00 \$0	8014.00 \$0	8014.00 \$0
% Good Adj	91%	91% \$0	94% \$-38,364	93% \$-24,621
Size Adj	-	\$-69,000	\$-30,500	\$48,500
Lump Sum Adj		\$0	\$0	\$0
Sub Area Diff		\$0	\$0	\$0
Deferred Maint	No	\$0	\$0	\$0
Land Value Adj	\$429,000	\$0	\$0	\$0
Segments & Adj	\$0	\$0	\$0	\$0
Other Improvements	\$0	\$0	\$0	\$0
Net Adjustment		\$-69,000	\$-68,864	\$23,879
Indicated Value		\$1,170,876	\$1,209,952	\$1,254,923

# APPENDIX: EQUITY COMP GRID

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

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	0660460530015	0660460490016	0660460370032	0660460490015
Neighborhood	8014.00	8014.00	8014.02	8014.00
Situs	1058 GARDENIA DR, H..	1063 W 41ST ST, HOU..	807 W 43RD ST, HOUS..	1059 W 41ST ST, HOU..
Year Built	2017	2018	2014	2018
Market Value	\$1,327,068	\$1,292,000	\$1,263,253	\$1,340,000
Total SQFT	3,668 SF	3,740 SF	3,577 SF	3,754 SF
Market Price/SQFT	\$361.80	\$345.45	\$353.16	\$356.95
Last Sale	N/A	N/A	N/A	N/A
Condition	Excellent (10)	Excellent (10)	Excellent (10)	N/A
Distance	-	0.22 mi	0.64 mi	0.23 mi
TTL Cost Factor				
Year Remodeled	2017	2018	2014	2018
Remodel Adj	2017	\$0	\$0	\$0
Grade Adj	N/A	B- \$0	B- \$0	B- \$0
Size Index Adj		\$-36,000	\$45,500	\$-43,000
Neighborhood Adj	8014.00	8014.00 \$0	8014.02 \$0	8014.00 \$0
% Good Adj	91%	92% \$-12,920	88% \$37,898	92% \$-13,400
Size Adj	-	\$-36,000	\$45,500	\$-43,000
Lump Sum Adj		\$0	\$0	\$0
Sub Area Diff		\$0	\$0	\$0
Deferred Maint	No	\$0	\$0	\$0
Land Value Adj	\$429,000	\$0	\$0	\$0
Segments & Adj	\$0	\$0	\$0	\$0
Other Improvements	\$0	\$0	\$0	\$0
Net Adjustment		\$-48,920	\$83,398	\$-56,400
Indicated Value		\$1,243,080	\$1,346,651	\$1,283,600

# APPENDIX: EQUITY COMP GRID

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

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	0660460530015	0660460440015	0660460530015	0660460410012
Neighborhood	8014.00	8014.00	8014.00	8014.00
Situs	1058 GARDENIA DR, H..	974 W 42ND ST, HOUS..	1058 GARDENIA DR, H..	947 W 41ST ST, HOUS..
Year Built	2017	2016	2017	2018
Market Value	\$1,327,068	\$1,320,282	\$1,327,068	\$1,447,086
Total SQFT	3,668 SF	3,675 SF	3,668 SF	3,739 SF
Market Price/SQFT	\$361.80	\$359.26	\$361.80	\$387.02
Last Sale	N/A	N/A	N/A	N/A
Condition	Excellent (10)	N/A	N/A	N/A
Distance	-	0.20 mi	0.00 mi	0.34 mi
TTL Cost Factor				
Year Remodeled	2017	2016	2017	2018
Remodel Adj	2017	\$0	\$0	\$0
Grade Adj	N/A	B- \$0	B- \$0	B- \$0
Size Index Adj		\$-3,500	\$0	\$-35,500
Neighborhood Adj	8014.00	8014.00 \$0	8014.00 \$0	8014.00 \$0
% Good Adj	91%	90% \$13,203	91% \$0	92% \$-14,471
Size Adj	-	\$-3,500	\$0	\$-35,500
Lump Sum Adj		\$0	\$0	\$0
Sub Area Diff		\$0	\$0	\$0
Deferred Maint	No	\$0	\$0	\$0
Land Value Adj	\$429,000	\$0	\$0	\$0
Segments & Adj	\$0	\$0	\$0	\$0
Other Improvements	\$0	\$0	\$0	\$0
Net Adjustment		\$9,703	\$0	\$-49,971
Indicated Value		\$1,329,985	\$1,327,068	\$1,397,115

# APPENDIX: EQUITY COMP GRID

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

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	0660460530015	0660460410001
Neighborhood	8014.00	8014.00
Situs	1058 GARDENIA DR, HOUSTON, TX,	903 W 41ST ST, HOUSTON, TX, 77
Year Built	2017	2018
Market Value	\$1,327,068	\$1,508,088
Total SQFT	3,668 SF	3,688 SF
Market Price/SQFT	\$361.80	\$408.92
Last Sale	N/A	N/A
Condition	Excellent (10)	N/A
Distance	-	0.44 mi
TTL Cost Factor		
Year Remodeled	2017	2018
Remodel Adj	2017	\$0
Grade Adj	N/A	B- \$0
Size Index Adj		\$-10,000
Neighborhood Adj	8014.00	8014.00 \$0
% Good Adj	91%	92% \$-15,081
Size Adj	-	\$-10,000
Lump Sum Adj		\$0
Sub Area Diff		\$0
Deferred Maint	No	\$0
Land Value Adj	\$429,000	\$0
Segments & Adj	\$0	\$0
Other Improvements	\$0	\$0
Net Adjustment		\$-25,081
Indicated Value		\$1,483,007

# EQUITY COMPARISON SUMMARY

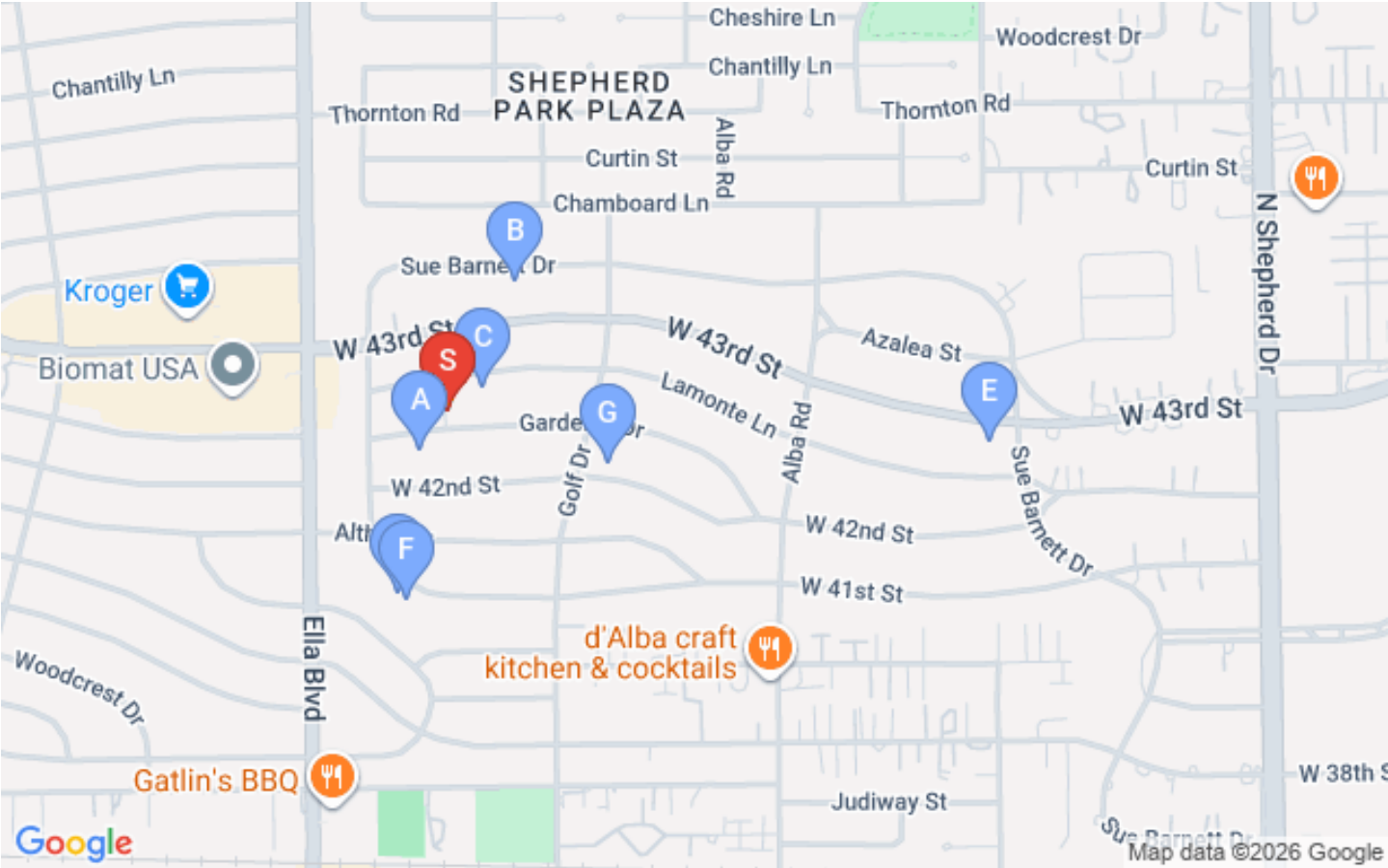
Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015

Median Equity Value: \$1,327,068

Median Equity Value / SQFT: \$361.80

# APPENDIX: EQUITY GEOGRAPHIC CONTEXT

Property: 1058 GARDENIA DR, HOUSTON, TX, 77018 | Account: 0660460530015



Owner Name: Account: 0660460530015 | Address: 1058 GARDENIA DR, HOUSTON, TX, 77018

Account Number: 0660460530015 | 1058 GARDENIA DR, HOUSTON, TX, 77018

Respectfully submitted,

Property Owner, Property Owner

Date: February 26, 2026