

Save \$946/year on your property taxes

1234 Oak Street, Houston, TX 77001 · Account: 1234567890

Your property is appraised at **\$385,000** — that's **12.6% higher** than similar homes nearby. Based on 9 comparable properties, a fair value is **\$342,000**.

How to file your protest

Online. 15 minutes. No lawyer needed.

1 File online

By May 15

Go to hcad.org → "File a Protest" and enter:

Account number:	1234567890
Reason:	Unequal Appraisal
Your value:	\$342,000
Evidence:	Upload the Evidence Packet PDF

That's it. You'll get a confirmation email.

2 Check for an offer

1–3 weeks later

The county may offer to lower your value **without a hearing**. Check your email.

Good offer ($\leq \$342,000$)?	Accept it. You're done!
Bad offer or no offer?	You'll get a hearing date.

3 Your hearing (if needed)

May – July

Most protests settle before this step. But if you get a hearing:

- Bring the **Evidence Packet** (printed or on your phone)
- Use the **hearing script** on the next page
- Total time: ~15 minutes

The worst case? Your value stays the same. There is zero risk to protesting.

YOUR ACCOUNT NUMBER (you'll need this)

1	2	3	4	5	6	7	8	9	0
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Things you might be worried about:

Worry	Reality
"Can they raise my taxes?"	No. Texas law prohibits retaliation. Worst case: your value stays the same.
"Do I need a lawyer?"	No. You have everything you need right here.
"What if I mess up?"	You won't. Stick to the script. The data does the talking.
"Is this worth my time?"	At \$946/year? That's \$79/month back in your pocket.

What to say at your hearing

Read this if you're headed to a hearing. Keep it simple — 2 minutes max.

Your opening:

*"Good morning. I'm protesting the value of my property at **1234 Oak Street, Houston, TX 77001**, Account 1234567890, on the basis of **unequal appraisal**."*

Your argument:

*"My property is appraised at **\$179.07/sqft**. I've identified 9 comparable properties in the same neighborhood that are appraised at a median of **\$159.07/sqft** — that's **12.6% lower** than mine."*

*"Under Texas Tax Code Section 42.26, properties must be appraised equally. I'm requesting a reduction to **\$342,000**, which matches the median of comparable properties."*

Your close:

"I've provided 9 comparable properties with addresses, account numbers, and appraised values as supporting evidence. I respectfully request the board adjust my value to \$342,000."

If they push back:

They say...	You say...
"Your home has upgrades/features they don't"	"The comparables are in the same neighborhood with similar build year and square footage. I'm asking for equal treatment, not a discount."
"Those comps aren't similar enough"	"They're in the same appraisal neighborhood, same era construction, similar size. Section 42.26 requires the board to consider the median of comparable properties."
"We can offer you \$X" (a compromise)	If \leq \$342,000: "I'll accept that." If higher: "I appreciate the offer, but the comparable data supports \$342,000. I'd like the board to consider the evidence."

Questions? Reply to your email or contact hello@getovertaxed.com