

3222 MAPLE LN, ROWLETT (DALLAS CO), TX 75089

Account: 44006600160110000 | County: Dallas | Tax Year: 2026

Owner: Arp 2014-1 Borrower Llc

\$1,048/YEAR IN EXCESS TAXES

CAD Appraised: \$536,490 | Proposed Fair Value: \$494,770

Based on 9 comparable properties within 9 comps | Built 2001-2016 | 1,937-2,337 sqft.

The subject property at \$222.98/sqft exceeds the comparable median of \$205.64/sqft by 8.4%. The subject's appraised value of \$536,490 exceeds the median-indicated fair value of \$494,770. Relief is warranted under Texas Tax Code §41.43(b)(3).

CAD APPRAISED	PROPOSED FAIR VALUE	LIVING AREA	YEAR BUILT	ANNUAL SAVINGS
\$536,490	\$494,770	2,406 sqft	2011	\$1,048

SAMPLE

UNEQUAL APPRAISAL — Texas Tax Code §41.43(b)(3)

#	Address	Appraised Value	Living Area	Year Built	\$/sqft	Adj \$/sqft
1	447623600E0240000 — 5718 BEGONIA DR, ROWLETT (DALLAS CO), TX 75089	\$438,090	2,035	2015	\$215.28	\$207.51
2	447623600D0200000 — 2411 ROSEMARY LN, ROWLETT (DALLAS CO), TX 75089	\$396,970	1,937	2015	\$204.94	\$189.74
3	447623600D0170000 — 5813 BEGONIA DR, ROWLETT (DALLAS CO), TX 75089	\$423,080	1,938	2016	\$218.31	\$202.22
4	440141900A0020000 — 4306 FOUNDERS DR, ROWLETT (DALLAS CO), TX 75089	\$462,970	2,337	2002	\$198.10	\$209.29
5	447623600A0210000 — 5713 PETUNIA LN, ROWLETT (DALLAS CO), TX 75089	\$451,520	2,171	2016	\$207.98	\$205.64
SUBJECT — 3222 MAPLE LN, ROWLETT (DALLAS CO), TX 75089		\$536,490	2,406	2011	\$222.98	—

Median Adjusted \$/sqft of Comparables:

\$205.64

Subject Appraised \$/sqft: \$222.98 **(8.4% ABOVE median)**

Indicated Fair Value: \$205.64 × 2,406 sqft = **\$494,770**

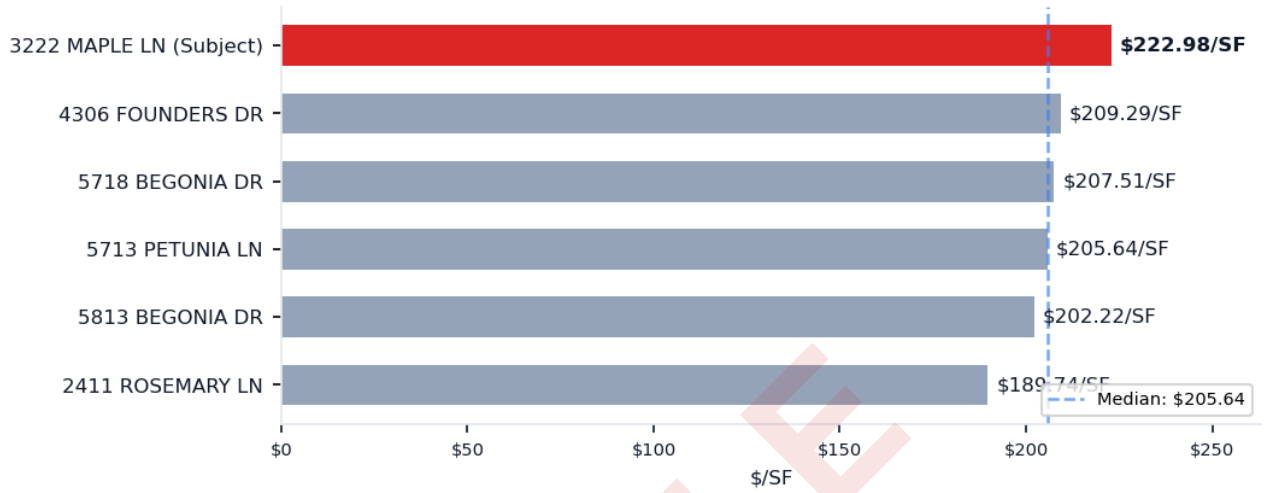
Fair value calculated from median of 9 comparable properties. Top 5 by similarity shown above.

Texas Tax Code §41.43(b)(3): "The appraised value of the owner's property exceeds the median appraised value of a reasonable number of comparable properties appropriately adjusted."

Visual Evidence

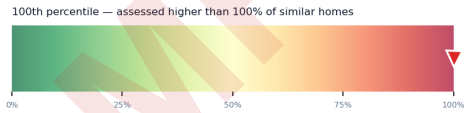
Comparable Properties \$/sqft Comparison

Subject vs. Comparable Properties — Adjusted \$/SF



Subject Percentile Position

Subject is at the 100th percentile among comparables (higher = more overvalued)



Adjustment Methodology

Feature Adjustment Coefficients

Feature	Coefficient	% of Improvement
Size Per Sqft	\$103.90	—
Age Per Year	\$2,810.26	—
Full Bath Value	\$3,542.87	—
Half Bath Value	N/A	—
Pool Value	\$12,211.32	—
Floor Premium Per Sqft	N/A	—
Floor Pct Per Floor	N/A	—
Median Impr Per Sqft	\$141.15	—
Regression Ok	\$1.00	—
Depreciation Curve Type	N/A	—
Cdu Factors Source	neighborhood	—
Cdu N Properties	\$446.00	—
R Squared	\$0.83	—
R2 Suppressed	\$0.00	—
N Properties	\$446.00	—

Per-Comp Adjustment Summary

Comparable	Net Adjustment	% of Value
Comp 1 (447623600E0240000)	\$61,175	14.0%
Comp 2 (447623600D0200000)	\$59,545	15.0%
Comp 3 (447623600D0170000)	\$63,462	15.0%
Comp 4 (440141900A0020000)	\$40,587	8.8%
Comp 5 (447623600A0210000)	\$43,253	9.6%

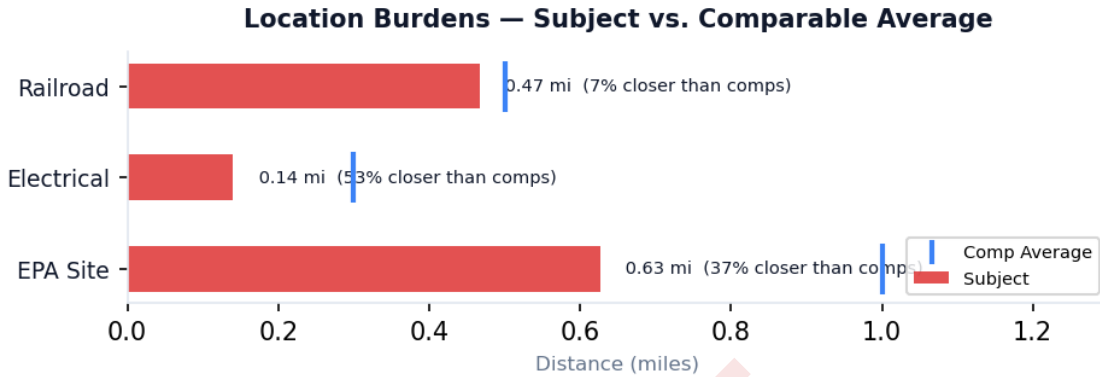
Lot Size Adjustment Derivation

Comp	Lot Size	Land Rate	Adjustment	Capped?
5718 BEGONIA DR, ROWLETT (DALLAS CO), TX 75089	6,227 sqft	\$16.06/sqft	\$34,065	No
2411 ROSEMARY LN, ROWLETT (DALLAS CO), TX 75089	6,504 sqft	\$15.38/sqft	\$30,893	No
5813 BEGONIA DR, ROWLETT (DALLAS CO), TX 75089	6,266 sqft	\$15.96/sqft	\$33,605	No

R-squared: 0.701 | Sample size: 387 properties | Comp tier: 4

GIS Location Factors

The subject property bears greater proximity burdens from negative location factors compared to comparable properties, supporting a downward adjustment in value.



Factor	Subject	Comp Avg	Impact
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SAMPLE

Supporting Evidence

Sensitivity Analysis

All tested scenarios produce values below the current appraisal of \$536,490.

Scenario	Comps	Median Adj \$/sqft	Proposed Value
All comps	9	\$205.64	\$494,770
Exclude most-adjusted comp	8	\$203.93	\$490,656
Exclude 2 most-adjusted	7	\$202.22	\$486,541

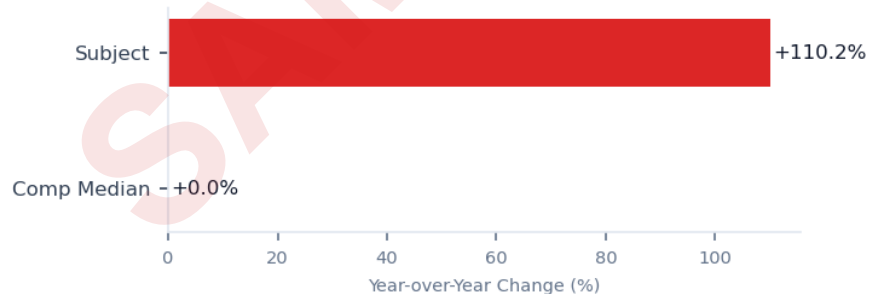
Prior Year Trend

Prior year market value: \$255,200 → Current: \$536,490 (+110.2%)



Year-over-Year Assessment Change

Metric	YoY Change
Subject Property	+110.2%
Comp Cohort Median (9 properties)	+0.0%
Disproportionate Increase	+110.2 pp



The subject’s 2026 assessed value increased +110.2% over the prior year. The median increase among the 9 comparable properties was +0.0%. This disproportionate increase further supports unequal appraisal under Section 41.43(b)(3).

Neighborhood Statistics

COHORT SIZE	MEDIAN \$/SQFT	P25 \$/SQFT	P75 \$/SQFT
9	\$215.28	\$204.94	\$215.28

Methodology & Credibility

Methodology Statement

This analysis employs a market-data approach consistent with the Uniform Standards of Professional Appraisal Practice (USPAP). Comparable properties were selected from the same neighborhood and adjusted for differences in living area, year built, lot size, condition, and amenities. The fair value is derived from the median adjusted dollar-per-square-foot of 9 comparable properties multiplied by the subject's living area.

Data Sources

- Dallas Central Appraisal District 2026 Certified Tax Roll
- GIS proximity analysis (highways, railroads, EPA sites, flood zones)
- Statistical valuation model

Methodology

R-squared: 0.830 | Similarity range: 84% - 86% | Based on 9 comparable properties from the appraisal district's own records.

Prepared for
Sarah Johnson
April 16, 2026