

3222 MAPLE LN, ROWLETT (DALLAS CO), TX

Dallas County | Account #44006600160110000 | Tax Year 2026

Prepared for: Sarah Johnson

April 16, 2026

ESTIMATED ANNUAL TAX SAVINGS

\$1,048

Prepared for Sarah Johnson

Confidential — Prepared exclusively for the named property owner

SAMPLE

APPRAISED VALUE (DCAD) \$536,490	PROPOSED FAIR VALUE \$494,770	PROPOSED REDUCTION 7.8%	COMPARABLE PROPERTIES 9 89 analyzed
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ESTIMATED ANNUAL TAX SAVINGS
\$1,048

PROPERTY TAX PROTEST SUMMARY

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

Account #: 44006600160110000

2,406 sqft | Built 2011 | 3/2 | Current: \$536,490

WHAT WE'RE ASKING

Reduce to \$494,770 (7.8% reduction)

YOUR ANNUAL SAVINGS: \$1,048

WHY

- Subject at \$222.98/SF – 8.4% above adjusted comp median of \$205.64/SF
- Raw cohort median: \$215.28/SF (9 properties)
- 100th percentile among 9 comparable properties
- Proposed value = adjusted median per §41.43(b)(3)

SENSITIVITY ANALYSIS

Scenario	Value	Supports Reduction?
All comps	\$494,770	✓
Exclude most-adjusted comp	\$490,656	✓
Exclude 2 most-adjusted	\$486,541	✓

Proposed value holds under 3 of 3 scenarios.

Executive Summary

The subject property at 3222 MAPLE LN, ROWLETT (DALLAS CO), TX 75089 is currently appraised at \$536,490 for the 2026 tax year. Based on analysis of 9 comparable properties from DCAD's certified tax rolls, the evidence supports a fair market value of \$494,770 (7.8% reduction). Pursuant to Texas Property Tax Code Section 41.43(b)(3), the subject property's appraised value exceeds the median of comparable properties appropriately adjusted for differences.

Subject Property

ACCOUNT # 44006600160110000	ADDRESS 3222 MAPLE LN, ROWLETT (DALLAS CO), TX 75089	LIVING AREA 2,406 sqft	YEAR BUILT 2011	BEDROOMS 3
BATHROOMS 2	LOT SIZE 9,458 sqft	STORIES ONE STORY	CONSTRUCTION FRAME	EXT. WALL BRICK VENEER
ROOF COMP SHINGLES	POOL No	FIREPLACES 1	SCHOOL DISTRICT GARLAND ISD	ZONING SINGLE FAMILY DWELLING R-3
LAST SALE 09/03/2014	PRIOR YEAR VALUE \$255,200 (+110.2%)	HOMESTEAD CAP Not Capped	NEIGHBORHOOD 3GSL13	CONDITION Very Good

Valuation Methods

ADJUSTED COMP MEDIAN ✓ \$494,770	SIMILARITY-WEIGHTED AVG \$484,962
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Fair value derived from adjusted comparable median per Texas Property Tax Code §41.43(b)(3).

MARKET SUPPORTED VALUE RANGE	
\$484,962	to \$494,770
Adjusted Median ✓	\$494,770
Weighted Avg	\$484,962

DCAD Assessment Compared to Market Benchmarks

Comparable Cohort — 9 comps | Built 2001-2016 | 1,937-2,337 sqft

Subject DCAD Value Implies	\$222.98/SF
Cohort Median	\$215.28/SF
Upper Quartile (P75)	\$215.28/SF

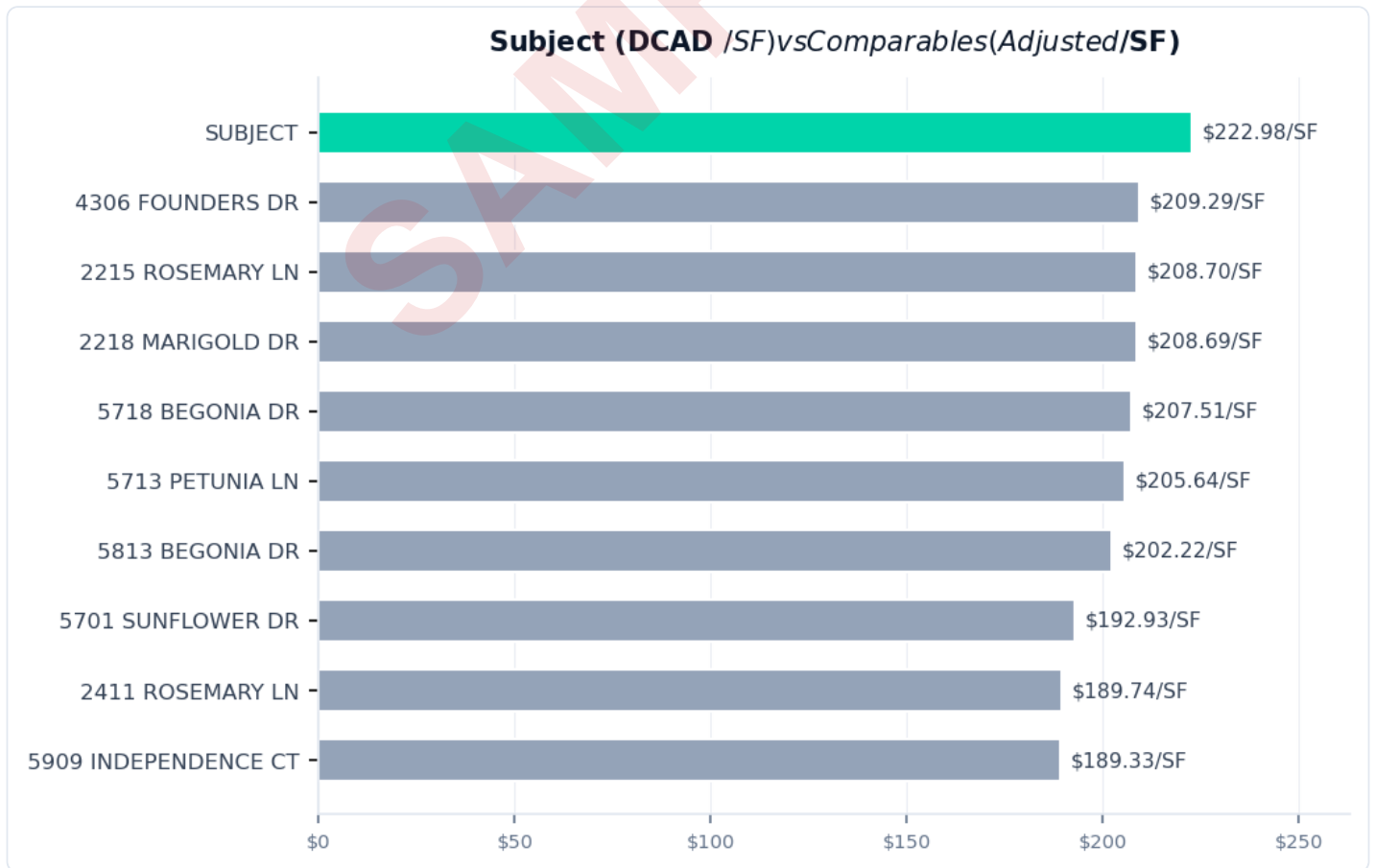
DCAD values subject approximately 4% above neighborhood median of comparable properties.

Comparable Properties

We identified 9 comparable properties in your neighborhood with similar size, age, and features. Here are the closest matches:

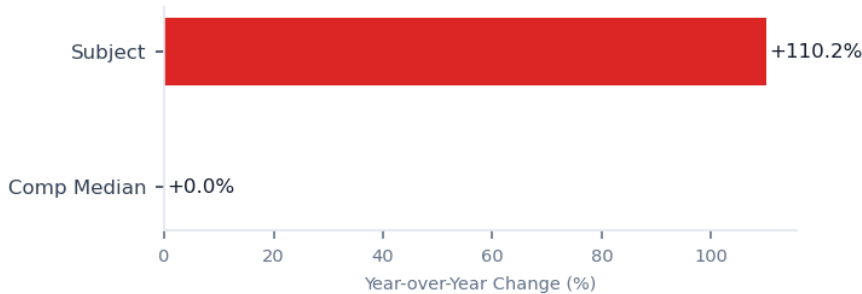
#	ADDRESS	ASSESSED VALUE	SQFT	YEAR BUILT	\$/SQFT
1	5718 BEGONIA DR, ROWLETT (DALLAS CO), TX 75089	\$438,090	2,035	2015	\$215.28
2	2411 ROSEMARY LN, ROWLETT (DALLAS CO), TX 75089	\$396,970	1,937	2015	\$204.94
3	5813 BEGONIA DR, ROWLETT (DALLAS CO), TX 75089	\$423,080	1,938	2016	\$218.31
4	4306 FOUNDERS DR, ROWLETT (DALLAS CO), TX 75089	\$462,970	2,337	2002	\$198.10
5	5713 PETUNIA LN, ROWLETT (DALLAS CO), TX 75089	\$451,520	2,171	2016	\$207.98
6	5701 SUNFLOWER DR, ROWLETT (DALLAS CO), TX 75089	\$438,090	2,035	2016	\$215.28
7	5909 INDEPENDENCE CT, ROWLETT (DALLAS CO), TX 75089	\$396,120	2,239	2001	\$176.92
8	2218 MARIGOLD DR, ROWLETT (DALLAS CO), TX 75089	\$438,090	2,035	2014	\$215.28
9	2215 ROSEMARY LN, ROWLETT (DALLAS CO), TX 75089	\$438,090	2,035	2014	\$215.28

Your property at **\$222.98/sqft** is assessed above the comparable median. Full adjustment methodology is available in the accompanying ARB evidence packet.



Year-over-Year Assessment Change Analysis

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).

Location Impact Analysis

This property is affected by 3 measurable location disadvantages: Highway / Freeway, Railroad, and Electrical Infrastructure. These burdens are not equally shared by comparable properties in the area. The following analysis explains the real-world impact of each factor on property value.

Highway / Freeway: A major highway is 0.91 miles from the subject. While the effect diminishes with distance, traffic noise and visual presence remain perceptible at this range.

Railroad: An active railroad is 0.47 miles from the subject. While less acute at this distance, rail noise remains audible and may affect outdoor enjoyment.

Electrical Infrastructure: High-voltage electrical infrastructure is 0.14 miles from the subject. Visual impact and buyer resistance to nearby power lines or substations are recognized market influences that reduce residential property values.

Cumulative Location Burden

The subject's composite negative location score of 0.07 reflects significant cumulative location burden from 3 simultaneous negative factors. The compounding effect of multiple location disadvantages exceeds the sum of individual impacts, as each additional negative factor compounds buyer resistance.

Note: The subject does benefit from proximity to park / green space, lake / waterbody, creek / greenbelt, which partially offsets the negative location factors described above.

Your Assessment vs. Similar Homes (9)

9 comps | Built 2001-2016 | 1,937-2,337 sqft

99th percentile — higher than 99% of similar homes



Conclusion

The subject property at 3222 MAPLE LN, ROWLETT (DALLAS CO), TX 75089 is assessed at \$222.98/SF, 8% above comparable properties adjusted for differences. The subject's 2026 assessed value places it in the 88th percentile among 9 cohort properties, exceeding the cohort median of \$215.28/SF.

At \$222.98/SF, the subject's assessed value tracks the raw cohort median of \$215.28/SF — but this apparent parity is misleading. When comparable assessments are properly adjusted for physical differences in size, age, condition, and amenities per Section 41.43(b)(3), the adjusted comp median drops to \$205.64/SF, revealing that the subject is assessed \$17.34/SF (8.4%) above comparable properties on an apples-to-apples basis. A total of 9 comparable properties were analyzed, each scored for physical similarity and adjusted for differences in size, age (OLS regression), condition (DCAD depreciation schedules), lot size (paired-comparison of DCAD land assessments), and bath/pool amenities (regression coefficients). The appraisal district's own assessment methodology has resulted in the subject being assessed above the median of comparable properties appropriately adjusted for differences, which is the standard addressed by Texas Property Tax Code Section 41.43(b)(3).

Based on the median adjusted value of \$205.64/SF from the displayed comparables multiplied by the subject's 2,406 sqft, the proposed fair value is \$494,770. This valuation is supported by highly similar properties such as 5718 BEGONIA DR, ROWLETT (DALLAS CO), TX 75089 with a 85.9% similarity rating and an adjusted value of \$207.51/SF. Sensitivity analysis confirms value stability: across all 3 scenarios tested (including exclusion of the most-adjusted comps), the proposed value remains below the current assessment. The proposed reduction of \$41,720 would align the subject's 2026 tax year assessment with the equal and uniform standard required under Texas law. We respectfully request the Dallas County Appraisal Review Board grant this reduction to \$494,770 under Section 41.43(b)(3).

This analysis is based on publicly available data from the 2026 Dallas Central Appraisal District (DCAD) certified tax rolls pursuant to Texas Property Tax Code §41.43(b)(3). Full technical methodology, adjustment coefficients, and detailed comparable analysis are contained in the separate ARB Evidence Packet and Technical Appendix prepared for your hearing. This document is confidential and prepared exclusively for the named property owner.