

# Prepared for Sarah Johnson

## Property Analysis

3222 MAPLE LN, ROWLETT (DALLAS CO), TX 75089 | Account: 44006600160110000 | Dallas County | Tax Year 2026

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### Your Property Analysis Dashboard

#### CAD VALUE

**\$536,490**

current assessed value

#### FAIR VALUE

**\$494,770**

based on comparable sales

#### YOUR SAVINGS

**\$1,048**

per year in tax savings

### Why We Believe Your Property Is Overvalued

Your property is assessed at \$222.98/sqft — 4% above the neighborhood median of \$215.28/sqft.

9 comparable homes of similar size and age are assessed at a median of \$494,770.

Your assessment increased 110.2% from the prior year (\$255,200 → \$536,490).

Based on 9 comparable properties from the appraisal district's own records

# Your Evidence at a Glance

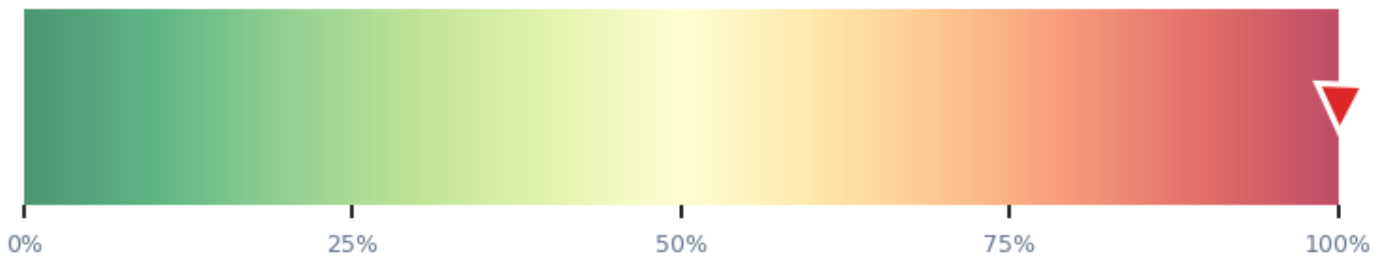
## Subject vs. Comparable Properties — Adjusted \$/SF



## Comparable Properties

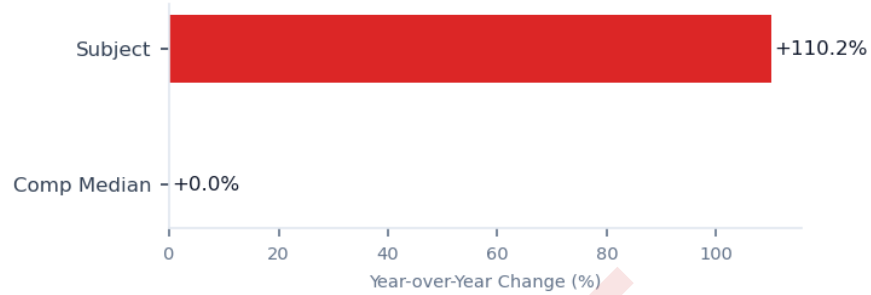
Property	Value	Size	Year	\$/sqft
447623600E0240000 — 5718 BEGONIA DR, ROWLETT (DALLAS CO), TX 75089	\$438,090	2,035	2015	\$215.28
447623600D0200000 — 2411 ROSEMARY LN, ROWLETT (DALLAS CO), TX 75089	\$396,970	1,937	2015	\$204.94
447623600D0170000 — 5813 BEGONIA DR, ROWLETT (DALLAS CO), TX 75089	\$423,080	1,938	2016	\$218.31
440141900A0020000 — 4306 FOUNDERS DR, ROWLETT (DALLAS CO), TX 75089	\$462,970	2,337	2002	\$198.10
447623600A0210000 — 5713 PETUNIA LN, ROWLETT (DALLAS CO), TX 75089	\$451,520	2,171	2016	\$207.98

100th percentile — assessed higher than 100% of similar homes



## Your Assessment Increased More Than Your Neighbors

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



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).

## What Happens Next

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- 1 File Protest**  
We file a formal protest with Dallas Central Appraisal District on your behalf before the deadline.
- 2 Informal Hearing**  
We negotiate with the appraisal district for a reduction using your evidence packet.
- 3 ARB Hearing**  
If needed, we present evidence to the Appraisal Review Board on your behalf.
- 4 Resolution**  
You receive a reduced assessment and lower property taxes.

**Our fee: 20% of first-year tax savings**

You only pay if we save you money. No savings, no fee.

### Ready to Reduce Your Property Taxes?

Our data-driven approach has helped thousands of Texas homeowners.

**Average savings: \$800 - \$3,000+ per year**

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This analysis is based on publicly available data from Dallas Central Appraisal District and comparable property records. Values are estimates and actual results may vary. This document is for informational purposes and does not constitute legal or tax advice.