



Self-Help Evidence Packet

# Harris County Property Tax Evidence Packet

1700 ST CHARLES ST, HOUSTON 77003 - HCAD account 0020720000014

<p>Review Signal</p> <p><b>High review priority</b></p> <p>From assessment comps</p>	<p>Appraised Value</p> <p><b>\$738,672</b></p> <p>HCAD current</p>	<p>Subject \$/sqft</p> <p><b>\$292</b></p> <p>Appraised</p>	<p>Comp Median \$/sqft</p> <p><b>\$223</b></p> <p>10 comps</p>
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<b>Comp-median value marker</b>	\$565,690 before exemptions, caps, tax rates, owner photos, and repair evidence
<b>Preliminary value gap</b>	\$172,982
<b>Data confidence</b>	Strong public-data packet
<b>Comparable basis</b>	strict match using A1 public HCAD assessment records

<p><b>What this packet gives the owner</b></p> <ul style="list-style-type: none"> <li>- A clean property snapshot using public HCAD data.</li> <li>- A comparable assessment table with similar A1 homes.</li> <li>- A factual checklist for photos, estimates, and condition evidence.</li> <li>- Owner-editable talking points and a source appendix.</li> </ul>	<p><b>What this packet does not do</b></p> <ul style="list-style-type: none"> <li>- It does not file a protest with HCAD.</li> <li>- It does not represent, negotiate, appraise, or give legal or tax advice.</li> <li>- It does not guarantee a lower value or a tax savings result.</li> <li>- It is not affiliated with HCAD or any government office.</li> </ul>
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## Executive Summary

<b>Account</b>	0020720000014
<b>Current market value</b>	\$738,672
<b>Current appraised value</b>	\$738,672
<b>Prior-year market value</b>	\$698,360
<b>Year-over-year market change</b>	5.8%
<b>Comparable spread</b>	30.6%
<b>Comparable count</b>	10
<b>Initial owner action</b>	Verify the official deadline, file through HCAD if you choose to protest, and upload support documents by the evidence deadline.



## Property Record Snapshot

<b>Site address</b>	1700 ST CHARLES ST, HOUSTON 77003
<b>Owner</b>	Masked in sample - private customer report can show authorized owner details
<b>Property class</b>	A1 residential
<b>Neighborhood</b>	7116.01 - WATERHILL T/H & OTHERS
<b>Market area</b>	140 - 1D Navigation, Harrisburg, Lawndale Areas
<b>Living area</b>	2,534 sqft
<b>Year built / effective</b>	2019 / 2019
<b>Beds / baths / stories</b>	3 / 4 / 4
<b>Quality / condition</b>	Good / Average
<b>Foundation</b>	Slab
<b>Land use</b>	Res Improved Table Value

## Value Anatomy

<b>Prior appraised</b>	\$698,360
<b>Current appraised</b>	\$738,672
<b>Land value</b>	\$253,352
<b>Improvement value</b>	\$474,731
<b>Extra features</b>	\$10,589
<b>Prior protest flag</b>	Y
<b>Prior protest date</b>	05/15/2026
<b>Prior hearing date</b>	-



### Comparable Assessment Review

This table compares the subject to similar A1 residential records in the Harris public bulk data. The current version is an equal-and-uniform assessment screen based on appraised dollars per square foot, not a sale-price appraisal.

Rank	Comparable address	Sqft	Year	Appraised	\$/sqft	Gap vs subject	Score
1	2515 DALLAS ST	2,581	2019	\$527,329	\$204	+\$87	109.62
2	1103 PAIGE ST	2,507	2019	\$559,690	\$223	+\$68	109.37
3	1123 PAIGE ST	2,507	2019	\$560,106	\$223	+\$68	109.37
4	1122 ENNIS ST	2,507	2019	\$560,106	\$223	+\$68	109.37
5	2913 DALLAS ST	2,407	2019	\$560,086	\$233	+\$59	109.21
6	2915 DALLAS ST	2,407	2019	\$560,086	\$233	+\$59	109.21
7	2910 LAMAR ST	2,507	2019	\$559,644	\$223	+\$68	109.20
8	2918 LAMAR ST	2,507	2019	\$559,644	\$223	+\$68	109.20
9	1102 ENNIS ST	2,507	2019	\$541,219	\$216	+\$76	108.99
10	2528 LAMAR ST	2,462	2019	\$501,158	\$204	+\$88	108.46

<b>Subject appraised \$/sqft</b>	\$292
<b>Comp median appraised \$/sqft</b>	\$223
<b>Percent above median</b>	30.6%
<b>Selection logic</b>	Same A1 class, neighborhood or market-area proximity, living-area similarity, year-built similarity, land-size similarity, and value-per-square-foot similarity.
<b>How to use this page</b>	Use as a starting point for an equal-and-uniform discussion. Add owner-specific photos, repair bids, inspection notes, and any stronger market evidence before submitting.

### Competitive note

Managed protest firms may add licensed representation, negotiation, and sale research. This self-help packet competes on speed, low overhead, transparent source data, and owner control, while staying out of representation.



## Owner Filing Guide And Evidence Checklist

### Before you submit

- Confirm the official deadline for your notice year.
- Verify HCAD property facts: living area, beds, baths, quality, condition, and land details.
- Decide whether you are protesting market value, unequal appraisal, factual errors, or another listed issue.
- Save your confirmation number and every uploaded document.

### Evidence to attach

- Photos of roof, foundation, drainage, water intrusion, HVAC, plumbing, electrical, exterior damage, and deferred maintenance.
- Repair bids, invoices, inspection notes, insurance claim documents, permits, and dated correspondence.
- Comparable evidence that is close in location, size, age, class, and condition.
- A short owner statement that explains facts, not frustration about the tax bill.

### HCAD workflow reminder

- Official HCAD iFile information: <https://hcad.org/ifile-protest>
- HCAD says owners can upload supporting valuation documents in the owner portal.
- HCAD states evidence documents for remote or in-person meetings can be submitted no later than 3 days before the scheduled meeting, or brought to an on-site meeting.
- Texas Comptroller protest overview: <https://comptroller.texas.gov/taxes/property-tax/protests/>

### Owner-editable cover note draft

HCAD account: 0020720000014

Property: 1700 ST CHARLES ST, HOUSTON 77003

I am the property owner or an authorized person for this property. I am asking for review of the current appraised value and/or equal-and-uniform assessment based on the attached evidence.

The subject is currently assessed at approximately \$292 per square foot. The selected public-data comparable median in this packet is approximately \$223 per square foot.

I am also submitting owner-specific condition evidence where applicable. Please review the attached materials and consider whether the current assessment is supported.



## Source Appendix And Quality Gate

<b>Assessment source</b>	HCAD 2026 public CAMA bulk files
<b>Primary files</b>	real_acct.txt, building_res.txt, fixtures.txt, structural_elem1.txt, land.txt
<b>Hearing/protest files</b>	arb_protest_real.txt, arb_hearings_real.txt
<b>Report run</b>	local-2026-06-13-full-a1
<b>Coverage</b>	1,157,809 A1 residential rows; 97.93% comparable-candidate coverage; 1,133,896 properties with 5+ comps.
<b>Portal validation</b>	Pending manual HCAD page comparison because scripted detail fetch is Cloudflare challenged.
<b>Launch gate</b>	Paid checkout should remain disabled until manual portal comparison and compliance review pass.
<b>Self-help boundary</b>	No legal, tax, appraisal, property-tax consulting, filing, negotiation, or representation services.

### Report quality checklist

- Account and address match HCAD public data.
- Property class is A1 single-family residential.
- Living area, year built, condition, and neighborhood fields are present.
- At least 5 comparable candidates exist.
- Owner-specific condition evidence is still needed for a stronger submission.
- Manual portal comparison is required before selling the packet publicly.