

NOTICE OF PROPERTY TAX APPEAL

1234 Example Mesa Dr

	Current Assessment	Requested Value	Est. Annual Savings
Market Value	\$535,000	\$492,366	\$512

Valuation Method: Comparable-sales valuation model | 3 Comparable Sales | I am requesting the lowest defensible value supported by these comps

Subject Property Facts

Parcel ID	EXAMPLE-0001	Living Area	2,280 sf
Assessed Value	\$535,000	Lot Size	10,454 sf
Year Built	2006	Bed / Bath	4 bd / 2.5 ba
Pool	No	Garage	2 spaces

Sales Comparison Adjustment Grid (URAR Form 1004 Style)

Each column represents one comparable sale. Adjustments bring the comp's price to what it would have sold for if it matched the subject exactly.

FEATURE	SUBJECT	COMP #1	COMP #2	COMP #3
Address	1234 Example Mesa Dr	1209 Example Mesa Dr	1184 Example Mesa Dr	1310 Example Mesa Dr
Sale Price	(Subject)	\$488,000	\$476,000	\$493,000
Sale Date	—	2026-01-11	2026-01-21	2026-02-02
HPI Time Adj.	—	—	—	—
Adj. Sale Price	—	\$488,000	\$476,000	\$493,000
Living Area	2,280 sf	2,265 sf	2,230 sf	2,320 sf
Year Built	2006	N/A	N/A	N/A
Bedrooms	4	N/A	N/A	N/A
Bathrooms	2.5	N/A	N/A	N/A
Pool	No	Unk	Unk	Unk
Garage Spaces	2	0	0	0
■■■■ ADJUSTMENTS ■■■■				
Adj. Item 1				
Net Adjustment		\$-488,000	\$-476,000	\$-493,000
Adj. \$/sqft		\$217.44/sf	\$216.05/sf	\$214.35/sf
Similarity Score		0.0%	0.0%	0.0%

Reconciliation of Value Indication

Approach	Sales Comparison (Primary)
Method	Comparable-sales valuation model
Comparable Sales	3
Indicated Value	\$492,366
Value Range	\$488,718 — \$495,763
Median Adj. \$/sqft	\$215.95/sf
Current Assessment	\$535,000
Indicated Over-Assess	\$42,634
Over-Assessment %	8.0%
Requested Value	\$492,366

Reconciliation Narrative

After reviewing 3 arm's-length comparable sales and adjusting for differences in physical characteristics, location, and market timing, I conclude the indicated market value of my property is \$492,366. The unadjusted range of comparable evidence spans \$488,718 to \$495,763, with the indicated value falling within this range. The median adjusted price per square foot across the selected comps is \$215.95/sf, applied to the subject's 2,280 sf of living area to derive the indicated value. The current assessed value of \$535,000 exceeds the indicated market value by \$42,634 (8.0%). I respectfully request that the Board of Equalization reduce my assessed value to \$492,366 to reflect current market conditions supported by the comparable sales evidence presented in this packet.

Market Area Map & Spatial Analysis

The map below shows the subject property and all comparable properties used in this analysis. Comps were selected to respect natural market barriers including major highways (I-15, SR-9), railroads, and jurisdictional boundaries to ensure geographic comparability.

(Static map tiles unavailable — install Pillow and ensure network access to tile.openstreetmap.org to enable map rendering.)

Property Locations

#	Role	Address	Latitude	Longitude	Distance
1	Comp #1	1209 Example Mesa Dr	N/A	N/A	N/A
2	Comp #2	1184 Example Mesa Dr	N/A	N/A	N/A
3	Comp #3	1310 Example Mesa Dr	N/A	N/A	N/A

Spatial Barrier Analysis

All comparable sales were screened against known spatial barriers to ensure market homogeneity. Properties separated from the subject by major highways (Interstate corridors, limited-access state routes), active railroad lines, rivers, or jurisdictional boundaries were excluded from the comp pool regardless of other similarity metrics. This methodology is consistent with USPAP Standard 1-4(a) and IAAO Standard on Mass Appraisal of Real Property.

Methodology & Disclosure

I prepared this analysis from county-record comparable sales. I filtered comps using geographic, size, age, and market-area criteria and adjusted sale timing to the valuation date where trend data was available. I applied feature adjustments using a paired-sales logic and removed statistical outliers using Tukey's 1.5xIQR fence. This document is submitted as factual support for my appeal and is not a certified USPAP appraisal.