

2026 Opinion of Value

510 Lange Creek Dr, Spring Branch, TX 78070

1. Subject Property

Street address	PID #
510 Lange Creek Dr, Spring Branch, TX 78070	74753
Living area	CAD 2026 noticed land value
5,425 sqft	\$393,690
CAD 2026 noticed improvement value	CAD 2026 noticed market value
\$1,107,390	\$1,501,080 (\$277/sqft)

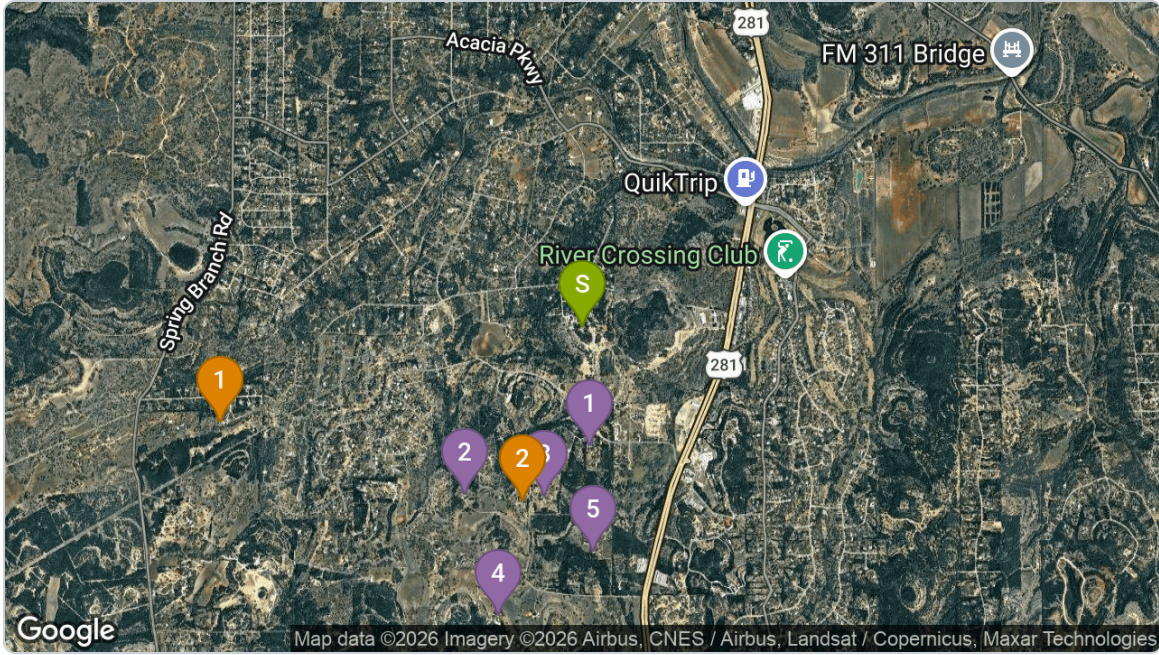
2. Owner’s Requested 2026 Market Value

2026 CAD NOTICE VALUE	REQUESTED MARKET VALUE
\$1,501,080	\$1,111,497
\$276.70/sqft	\$204.88/sqft

The comparable evidence supports a reduction of **\$389,583** — 26.0% below the noticed value.

3. Comparable Property Analysis

EQUITY ANALYSIS · UNEQUAL APPRAISAL



S Subject (510 Lange Creek Dr, Spring Branch, TX 78070) E1 631 Heimer-lange Rd E2 600 Flying R Ranch Rd E3 975 E Flying R Ranch Rd
E4 800 W Flying R Ranch Rd E5 280 Flying R Ranch Rd S1 1162 Thunder Cloud S2 520 Flying R Ranch Rd S3 864 Coyote Ridge Dr

Purple pins (E#) are equity comparables; orange pins (S#) are sales comparables. Pin numbers correspond to the row numbers in the analysis tables. Map data © Google.

	SUBJECT 510 LANGE CREEK DR	COMP #1 631 HEIMER- LANGE RD	COMP #2 600 FLYING R RANCH RD	COMP #3 975 E FLYING R RANCH RD	COMP #4 800 W FLYING R RANCH RD	COMP #5 280 FLYING R RANCH RD
Street view	No imagery	No imagery	No imagery	No imagery	No imagery	No imagery
PID #	74753	74741	26897	26919	26903	26925
Property address	510 Lange Creek Dr, Spring Branch, TX 78070	631 Heimer - lange Rd	600 Flying R Ranch Rd	975 E Flying R Ranch Rd	800 W Flying R Ranch Rd	280 Flying R Ranch Rd
Distance from subject	—	0.68 mi	1.2 mi	0.99 mi	1.7 mi	1.3 mi
BUILDING CHARACTERISTICS						
Living area (SF)	5,425	3,481	3,710	3,609	3,684	3,861
Year built	1986	1993	1993	1988	1980	2003
Effective year built	1995	1993	1993	1988	1980	2003
2026 MARKET VALUES						
Land value	\$393,690	\$535,140	\$607,400	\$673,110	\$537,720	\$640,130
Land \$/SF	\$72.57	\$153.73	\$163.72	\$186.51	\$145.96	\$165.79
Improvement value	\$1,107,390	\$419,550	\$447,680	\$428,290	\$588,270	\$605,770
Improvement \$/SF	\$204.13	\$120.53	\$120.67	\$118.67	\$159.68	\$156.89
CAD market value	\$1,501,080	\$954,690	\$1,055,080	\$1,101,400	\$1,125,990	\$1,245,900
CAD market \$/SF	\$276.70	\$274.26	\$284.39	\$305.18	\$305.64	\$322.69
ADJUSTMENTS						
Land value adj.		-\$95,469	-\$105,508	-\$110,140	-\$112,599	-\$124,590
Size adj.		+\$117,290	+\$103,473	+\$109,567	+\$105,042	+\$94,363
Age/condition adj.		+\$2,940	+\$3,134	+\$10,670	+\$23,338	-\$13,045
Additional (pool/garage/etc)		\$0	\$0	\$0	\$0	\$0
TOTALS						
Total net adjustment		+\$24,761	+\$1,099	+\$10,097	+\$15,781	-\$43,272
Total net adjustment (\$/SF)		+\$7.11	+\$0.30	+\$2.80	+\$4.28	-\$11.21
DERIVATION						
CAD market value		\$954,690	\$1,055,080	\$1,101,400	\$1,125,990	\$1,245,900
Total net adjustments		+\$24,761	+\$1,099	+\$10,097	+\$15,781	-\$43,272
Adjusted property value		\$979,451	\$1,056,179	\$1,111,497	\$1,141,771	\$1,202,628
% diff vs comp CAD		+2.6%	+0.1%	+0.9%	+1.4%	-3.5%
INDICATOR (SUBJECT SF BASIS)						
Adjusted \$/SF (Subject SF)		\$180.54	\$194.69	\$204.88	\$210.46	\$221.68
Median adjusted value of comps		\$1,111,497				

4. Analysis

For each of the 5 comparables in Section 3, the CAD's noticed market value is adjusted for size, age/condition, land value, and additional features (pools, garages, misc.) to produce an indicated value for the subject. The median of those 5 indicated values is the requested ask.

Median adjusted property value (5 comparables): \$1,111,497

Implied \$/SF on subject footprint: \$205/sqft

Subject's living area: 5,425 sqft

Subject's current notice: \$1,501,080

Difference: \$389,583 (25.95% above the comparable median)

5. Adjustments Summary

ADJUSTMENT	NET EFFECT	WHAT IT ACCOUNTS FOR
Size (GLA)	+\$105,947 avg (5 of 5 comps)	Normalizes each comparable's value to the subject's living area of 5,425 sqft. Larger comps are adjusted down, smaller comps up, at the CAD's own improvement \$/SF rate.
Age / condition	+\$5,407 avg (5 of 5 comps)	Accounts for year-built (and effective-year) differences between the subject and each comparable.
Land	-\$109,661 avg (5 of 5 comps)	Equalizes each comparable's land value to the subject's so the comparison reflects improvements, not lot pricing.

Each adjustment is applied to the appraisal district's own noticed value for the comparable, then the adjusted values are reconciled to the median (Section 3) as the indicated value for the subject. Per-comparable dollar figures appear in the Adjustments and Derivation rows of the Section 3 grid.

Non-appraisal disclaimer: This report is not a USPAP-compliant appraisal and does not constitute a real estate appraisal as defined under the Uniform Standards of Professional Appraisal Practice or any applicable State Laws or rules as they may apply to property market value appraisals that may be provided by a Licensed Real Estate Appraiser. The analysis is prepared solely for the purpose of supporting a property tax protest filing under Texas Property Tax Code §41.43, using the appraisal district's published data and the Property Owner's or Tax Agent's interpretation and analysis of market factors or information provided by the applicable appraisal district. The requested market value reflects the Property Owner's or Tax Agent's good-faith opinion of value for use in this protest, and it does not represent a market-value opinion for any purpose other than this property tax value protest.