



Property Tax Equity Analysis

Evidence of Unequal Appraisal — Tax Year 2025

Reports use 2025 appraisal values. The El Paso Central Appraisal District has not yet released 2026 data — expected March–April 2026. Values will be updated when available.

Subject Property

Address	4821 Mesa Verde Dr, El Paso TX 79912
Property ID	900001
Class / Year Built	R4 / 2003
Living Area	2,240 sq ft
Land Value	\$69,500
Improvement Value	\$278,000
Tax Appraised Value	\$347,500
\$/sq ft (EPCAD)	\$155.13

Basis for Protest

The El Paso Central Appraisal District values the subject property at 4821 Mesa Verde Dr, El Paso TX 79912 at \$347,500 (\$155.13/sq ft) for tax year 2025. A comparable equity analysis of 6 similar properties within the same area produced adjusted indicated values ranging from \$275,625 to \$294,075. The median indicated value is \$282,938 (\$126.31/sq ft), a difference of \$64,562 (18.6%) from the current appraisal. 6 of 6 comparables indicate a value below the district's appraisal.

Median: \$282,938 | Difference: \$64,562 (18.6%) | 6/6 below EPCAD

Comparable Properties — Adjusted Indicated Values

#	Address	Dist.	Sq Ft	Yr	Market Val	Net Adj.	Indicated	\$/sqft
1	4835 Mesa Verde Dr	0.08 mi	2,180	2002	\$280,200	\$7,550	\$287,750	\$128.46
2	4810 Mesa Hills Rd	0.12 mi	2,310	2004	\$285,800	-\$7,675	\$278,125	\$124.16
3	1320 Westcliff Dr	0.21 mi	2,120	2001	\$273,500	\$14,800	\$288,300	\$128.71
4	4905 Lazy Willow Dr	0.28 mi	2,280	2005	\$294,100	-\$17,700	\$276,400	\$123.39
5	1415 Sierra Madre Dr	0.34 mi	2,050	2000	\$270,900	\$23,175	\$294,075	\$131.28
6	4790 Canyon Ridge Ln	0.41 mi	2,350	2006	\$289,600	-\$13,975	\$275,625	\$123.04
SUBJECT (4821 Mesa Verde Dr)			2,240	2003	\$347,500		\$347,500	\$155.13

Statistical Summary of Indicated Values

Metric	Total Value	Per Sq Ft
Minimum	\$275,625	\$123.04

Metric	Total Value	Per Sq Ft
Mean	\$283,379	\$126.51
Median	\$282,938	\$126.31
Maximum	\$294,075	\$131.28
Tax Appraised Value (Subject)	\$347,500	\$155.13

Adjustment Methodology

Each comparable was adjusted to the subject property using line-item adjustments derived from the appraisal district's own cost schedules and class rates. Adjustments equal the subject's feature value minus the comparable's feature value. A negative adjustment means the comparable had more value in that feature than the subject, reducing the indicated value accordingly.

Comp	Land	Living Area	Garage	Cov. Porch	Open Porch	Pool	Net Adj.
1	\$1,500	\$4,950	\$600	\$300	\$200	\$0	\$7,550
2	-\$700	-\$5,775	-\$700	-\$200	-\$300	\$0	-\$7,675
3	\$2,700	\$9,900	\$1,500	\$400	\$300	\$0	\$14,800
4	-\$1,500	-\$3,300	-\$400	\$100	-\$100	-\$12,500	-\$17,700
5	\$4,300	\$15,675	\$2,200	\$600	\$400	\$0	\$23,175
6	-\$3,000	-\$9,075	-\$1,100	-\$400	-\$400	\$0	-\$13,975

Conclusion

The El Paso Central Appraisal District values the subject property at 4821 Mesa Verde Dr, El Paso TX 79912 at \$347,500 (\$155.13/sq ft) for tax year 2025. A comparable equity analysis of 6 similar properties within the same area produced adjusted indicated values ranging from \$275,625 to \$294,075. The median indicated value is \$282,938 (\$126.31/sq ft), a difference of \$64,562 (18.6%) from the current appraisal. 6 of 6 comparables indicate a value below the district's appraisal.

How to Protest Your Property Taxes in El Paso

Deadline

May 15, 2026 (or 30 days after your notice of appraised value was mailed, whichever is later). Do not miss this date — late protests are generally not accepted.

Step 1 — File Your Protest

- Online: Visit epcad.org and select "File a Protest"
- In person or by mail: 5801 Trowbridge Dr, El Paso TX 79925
- No cost to file. No lawyer or agent is required.
- Check the box for "Value is over market value" and/or "Value is unequal compared with other properties"
- You will receive a confirmation and a hearing date by mail

Step 2 — Informal Hearing

- EPCAD will schedule an informal meeting with a staff appraiser (by phone, in person, or online)
- Present this report and any supporting evidence (photos, repair estimates, recent sales)
- The appraiser may offer a reduction — many cases are resolved at this stage
- If you reach an agreement, sign the settlement. Your protest is complete.
- If you do not agree, you proceed to a formal ARB hearing

Step 3 — Appraisal Review Board (ARB) Hearing

- You will receive a hearing date and time by mail
- You have approximately 15 minutes to present your evidence to the board
- Bring: this report (printed), your notice of appraised value, and photos of any property issues
- The board will ask questions and then vote on a determination
- The ARB's decision is binding unless you file an appeal to district court within 60 days

What to Bring

- This equity analysis report (printed or on a device)
- Your notice of appraised value from EPCAD
- Photos of property condition issues (foundation cracks, roof damage, water damage, etc.)
- Repair estimates or contractor bids, if applicable
- Any recent comparable sales data you may have

Tips

- Be respectful, factual, and concise — the ARB responds to data, not opinions
- Focus on comparable properties and measurable differences
- You do NOT need a lawyer, tax consultant, or agent to protest
- If your value is reduced, savings apply to the current and future tax years until the next reappraisal
- You can protest every year — there is no penalty for filing