

2107 Kinney Ave, Austin, TX 78704

TCAD account 0301050412 · Neighborhood code Z4520 · Owner R. Martinez · Homestead exemption on file

2026 noticed market value	Median adjusted value of comparables	Requested market value
\$612,400	\$566,000	\$566,000
\$332 per sq ft	\$307 per sq ft adjusted	Reduction of \$46,400 (7.6%)

Basis of protest

Unequal appraisal under Texas Tax Code §41.43(b)(3). The appraised value of the subject exceeds the median appraised value of a reasonable number of comparable properties appropriately adjusted. Eight properties in the same TCAD neighborhood code were selected on living area, year built, quality class, condition and land area, and adjusted to the subject. The evidence is drawn entirely from the 2026 TCAD appraisal roll.

Subject property, per the roll

Living area	1,842 sq ft	Year built	1948
Quality class	Average+ (4+)	Condition	Average
Land	7,405 sq ft	Improvement value	\$262,400
Land value	\$350,000	Capped (assessed) value	\$612,400

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Comparable property grid

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All eight improved single-family parcels in neighborhood Z4520 with living area within 15% of the subject, built 1945–1953, quality class 4 or 4+. Values are 2026 noticed market values from the TCAD roll.

#	Address	Built	Sq ft	Land sq ft	Class	Market value	\$/sq ft
S	2107 Kinney Ave (subject)	1948	1,842	7,405	4+	\$612,400	\$332
1	2114 Kinney Ave	1951	1,790	7,200	4+	\$548,900	\$307
2	2009 Kinney Ave	1946	1,905	7,600	4+	\$601,200	\$316
3	1815 Bluebonnet Ln	1950	1,760	6,900	4+	\$530,100	\$301
4	2201 Rabb Rd	1947	1,880	8,100	4+	\$577,400	\$307
5	2010 Oxford Ave	1952	1,920	7,300	4	\$590,000	\$307
6	1907 Kinney Ave	1949	1,810	7,400	4+	\$556,600	\$308
7	2306 Rabb Rd	1945	1,955	8,400	4+	\$615,800	\$315
8	1720 Bluebonnet Ln	1953	1,700	6,800	4	\$521,400	\$307

Adjustments to the subject

Per-square-foot adjustments, applied to each comparable so it matches the subject. Size: $-\$0.04/\text{sq ft}$ per sq ft of living area above the subject (economies of scale). Age: $+\$1.20/\text{sq ft}$ per year older than the subject. Land: $\pm\$0.010/\text{sq ft}$ per 100 sq ft of lot difference. Quality: $+\$8/\text{sq ft}$ for class 4 vs 4+.

#	Address	\$/sq ft	Size	Age	Land	Quality	Adjusted \$/sq ft
1	2114 Kinney Ave	\$307	$+\$2.10$	$-\$3.60$	$-\$0.02$	-	\$301
2	2009 Kinney Ave	\$316	$-\$2.50$	$-\$2.40$	$+\$0.02$	-	\$312
3	1815 Bluebonnet Ln	\$301	$+\$3.30$	$-\$2.40$	$-\$0.05$	-	\$298
4	2201 Rabb Rd	\$307	$-\$1.50$	$-\$1.20$	$+\$0.07$	-	\$308
5	2010 Oxford Ave	\$307	$-\$3.10$	$-\$4.80$	$-\$0.01$	$+\$8.00$	\$310
6	1907 Kinney Ave	\$308	$+\$1.30$	$-\$1.20$	-	-	\$306
7	2306 Rabb Rd	\$315	$-\$4.50$	$+\$3.60$	$+\$0.10$	-	\$316
8	1720 Bluebonnet Ln	\$307	$+\$5.70$	$-\$6.00$	$-\$0.06$	$+\$8.00$	\$303

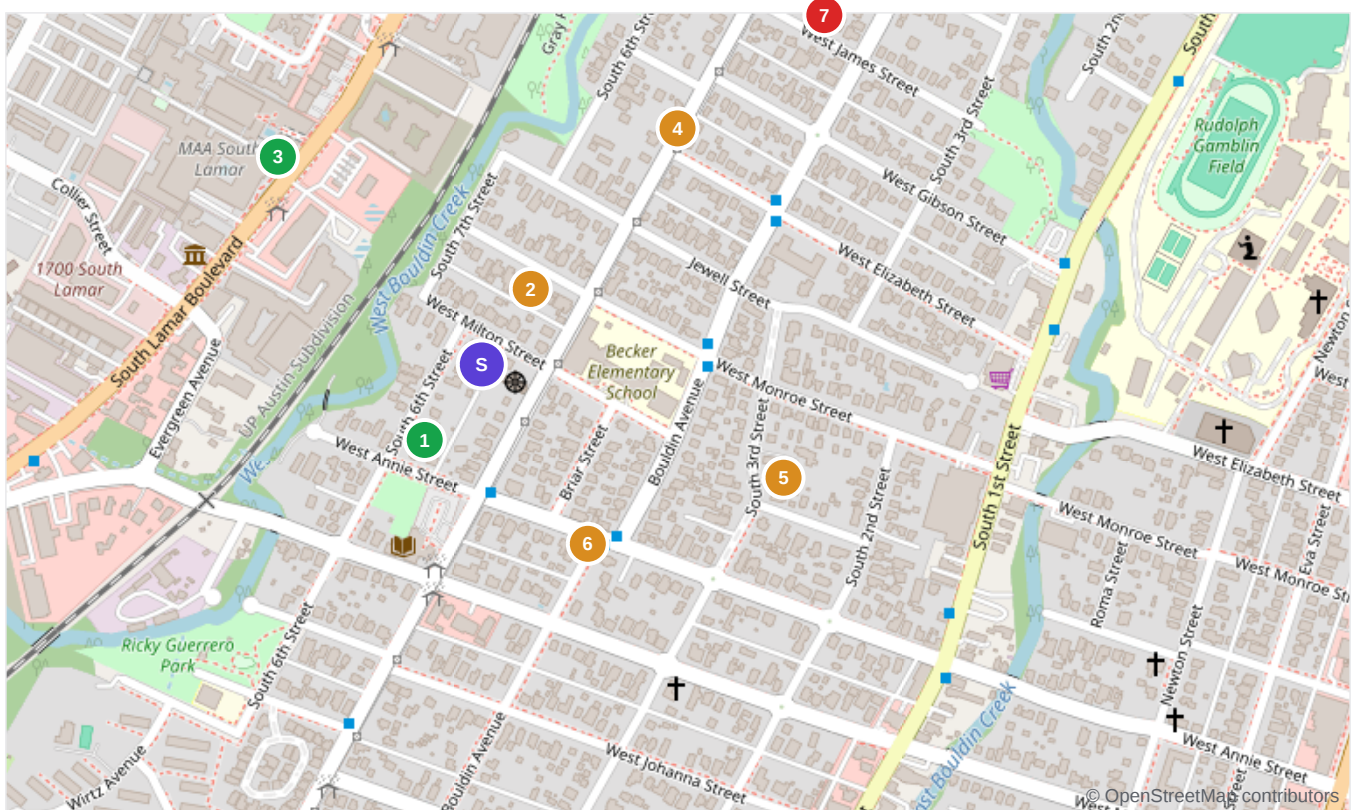
Median adjusted value per square foot (8 comparables)

\$307

Median $\times$ subject living area (1,842 sq ft), rounded to \$1,000

\$566,000

Location of comparables



● Subject ● Adjusted below \$305/sq ft ● \$305–\$312 ● Above \$312

All comparables within 0.4 mi of the subject, same neighborhood code.

Adjusted value table

#	Address	Distance	Adjusted \$/sq ft	Indicated value of subject	vs. noticed
3	1815 Bluebonnet Ln	0.21 mi	\$298	\$549,000	-10.4%
1	2114 Kinney Ave	0.07 mi	\$301	\$554,000	-9.5%
8	1720 Bluebonnet Ln	0.31 mi	\$303	\$558,000	-8.9%
6	1907 Kinney Ave	0.15 mi	\$306	\$564,000	-7.9%
4	2201 Rabb Rd	0.22 mi	\$308	\$567,000	-7.4%
5	2010 Oxford Ave	0.24 mi	\$310	\$571,000	-6.8%
2	2009 Kinney Ave	0.07 mi	\$312	\$575,000	-6.1%
7	2306 Rabb Rd	0.36 mi	\$316	\$582,000	-5.0%
	Median		\$307	\$566,000	-7.6%

Indicated value = adjusted \$/sq ft $\times$ 1,842 sq ft. Median is the average of the middle-ranked values.

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To the Travis Appraisal Review Board:

I am the owner of 2107 Kinney Ave, Austin, TX 78704 (TCAD account 0301050412), and I protest the 2026 appraised value of \$612,400 on the ground of unequal appraisal under Texas Tax Code §41.43(b)(3). That section requires that the appraised value of the subject be reduced to the median appraised value of a reasonable number of comparable properties appropriately adjusted, where the subject's value exceeds that median.

The eight properties on page 2 are in the same appraisal district neighborhood code as the subject (Z4520), are of the same property type and quality class, and were built within 5 years of the subject with living areas within 15% of the subject's. Each has been adjusted to the subject for living area, age, land area and quality using the adjustment factors stated on page 2. The median adjusted appraised value is \$307 per square foot. The subject is appraised at \$332 per square foot, 8.1% above the median. Applied to the subject's 1,842 square feet, the median indicates a value of \$566,000.

I request that the Board reduce the 2026 market value of the subject to \$566,000.

Owner signature

Date

Owner's evidence checklist

- ☐ Notice of Appraised Value (the letter TCAD mailed in April)
- ☐ This packet, printed twice if attending in person
- ☐ Photos of the exterior and any condition issues, dated
- ☐ Repair estimates or contractor invoices, if any
- ☐ Closing statement if purchased in the last 3 years (optional, for the record)
- ☐ Photo ID matching the owner of record
- ☐ The two numbers: \$566,000 to request, \$580,000 to accept

Condition notes

None entered. Add foundation, roof, drainage or deferred-maintenance notes and any repair estimates in Parity before regenerating; they appear here.