How One Property Owner Cut Two Years of Property Taxes Nearly in Half

IN A SINGLE CASE, SETTLED BEFORE TRIAL

Intro

Coronado Park Apartments is a 144-unit, working-class apartment community in northwest Houston. For two consecutive years, Harris County assessed it at more than $13 million, a valuation that would have driven the owner's tax bill sharply higher. Republic Property Tax Litigation represented the owner and, in a single case settled before trial, cut the combined assessed value nearly in half: from **$26.1 million to $13.2 million**, a **$12.9 million (49.5%) reduction** across both tax years.

Property:
Coronado Park Apartments

Address:
Fallbrook Dr, Houston, TX

Property Type:
144-unit apartment community

Built:
1983 (renovated 2017)

Size:
104,988 square feet of rentable space

Land:
5.19 acres

49.5%
VALUE REDUCED
2025 & 2026 combined

$12.93M
TAKEN OFF THE TAX ROLLS
two-year total

2 Tax Years
RESOLVED IN ONE CASE
settled before trial

Problem

For two years running, Harris County's appraisal district (HCAD) valued Coronado Park at more than $13 million:

$13,006,411 for 2025 and

$13,125,209 for 2026.

At those values, the property's tax bill was set to climb sharply in both years.

The owner needed that corrected quickly, across both tax years, without the cost and delay of a drawn-out fight.

The county's valuation rested on general assumptions about the property's performance rather than how Coronado Park actually operates. Like most properties of its age, it carries real, ongoing operating costs that those assumptions didn't reflect, leaving the assessed value far higher than the property could support, in both years at once.

Solution

Republic focused on getting the owner a correct value fast, and making it stick, rather than dragging two tax years through separate, prolonged fights.

Took on both tax years (2025 and 2026) as a **single case**, so the owner didn't have to fight the same battle twice.

Grounded the case in the property's actual financial performance, giving the county a value it could agree to rather than contest.

Pressed toward a negotiated resolution and reached a signed settlement before trial, sparing the owner the time and expense of a full court process.

Results

Republic resolved both tax years, 2025 and 2026, together in a single case and settled before trial. In one move, the owner secured a nearly 50% reduction across both years, without the years of delay and expense that litigating two separate assessments all the way to court would have required.

Settlement reached August 2026, approved by the HCAD Board of Directors.

Tax Year	County's Notice	Final Settlement	Total Savings
2025	$13,006,411	$6,200,000	-52.3%
2026	$13,125,209	$7,000,000	-46.7%
Combined	$26,131,620	$13,200,000	-49.5%

"County's Notice" is what HCAD said the property was worth when it mailed its notice; "Final Settlement" is the value the county agreed to in the final, signed settlement.

What this meant for the owner:

Combined assessed value cut from
$26.1 million to $13.2 million
across the two years, savings of
$12.9 million, or 49.5%.

Roughly **$90,000 in value** taken off the books for every one of the property's 144 units.

Both tax years resolved together, in one case, no need to fight the same fight twice.

The case settled before trial, so the owner got this result without the time and cost of taking it all the way to court.

A durable win: the reduced values were locked in by signed settlement and approved by the HCAD Board of Directors, not a temporary or one-year concession.

About Republic Property Tax

Republic Property Tax represents commercial property owners across Harris County and Texas in property tax appeals, from the first protest, through the appraisal review board, and into court when that's what it takes.

We move quickly to get owners real, lasting results. For Coronado Park, that meant turning a **$26 million combined notice into a $13.2 million settlement**, nearly a 50% reduction across two tax years, resolved in a single case and settled before trial. It's the same result-driven representation we bring to every owner we work with.

Contact Republic Property Tax for a no-obligation exploratory call.

Contact us