

Real Property Tax Consulting

Initial Review

- Research and gather property and local market information
- Gain an understanding of the land, improvements and current uses of each property

Detailed Analysis

- Verify physical accuracy and identify potential errors within assessment data
- Develop comparable market data for review and potential presentation
- For income properties – Utilize market or actual income/expense/NOI and market cap rates
- Utilize a national cost estimator to cross check assessment calculations for reasonableness

Recommendation

- If your assessment is fair, we will tell you and explain why
- If your assessment is excessive in our opinion, we will provide a target range for savings

Appeal Process

- File appeals with assessing entities at informal and formal levels as necessary
- Present and dispute case to settle at informal or formal levels
- Finalize settlement agreements with assessing entities and secure necessary documentation
- Follow-up with taxing entities to obtain a corrected tax bill or refund check

Ongoing Support

- Future planning and tax reduction
- Provide accrual and reporting information as necessary
- Tax abatement, exemption & IFT opportunities
- Periodic review