

Understanding the Steps to Successfully



Appealing Your Property Valuations

Paying taxes is never fun, but paying more than necessary is even worse. As a business property owner you have options when it comes to appealing the valuation of your property and lowering the subsequent taxes levied on the property's value.

Appraisal review board

The Appraisal Review Board is the appeal process that most property owners are familiar with in Texas. After receiving your notice of appraised value you should file a written notice of protest by the protest deadline date. In Texas beginning in 2018, the county will send out the notices in April with the deadline of May 15, or no later than 30 days after the appraisal district mailed a notice of appraised value to you, whichever date is later.

The notice from the appraisal district may show whether the appraisal district has an informal meeting process. This is a great opportunity to present your evidence for an adjustment to your valuation and avoid having to attend a formal hearing with the Appraisal Review Board (ARB).

If the owner chooses to reject the informal decision, they then take their case to the ARB where they will present their evidence supporting a lowered valuation. At the conclusion of the ARB meeting the ARB panel states its opinion of your property value. After the ruling on your protest, the ARB will send you a written order (Board Order) by certified mail.

Post administrative appeals

If you are not satisfied with the ARB's ruling, you have the option of Binding Arbitration or filing a lawsuit with the District Court. Binding arbitration appeals are for owners who want to avoid a lawsuit with the appraisal district and instead use binding arbitration to reach an agreement.

This option is available to properties valued at \$5 million or less and must be filed within 45 days of receiving notice of the written order from the ARB.



District Court filings are for property owners who choose to file a lawsuit with the District Court or their property values are above \$5 million. The property owner has 60 days from receipt of the written order from the ARB to file the lawsuit with the county the property is located. Because of the legal nature of this appeal, it is recommended that the property owner contact a property tax consultant firm like Assessment Technologies to facilitate the valuation argument with the courts.

“Last chance” opportunity - Last bite of the apple

This opportunity is when the owner still has one “last chance” to obtain a value correction with the appraisal district. The owner will file a motion to correct certain types of errors under Section 25.25 of the Texas Property Tax Code. This provision extends the time to file an appeal on properties that have been overvalued.

To qualify for Section 25.25d, the property owner must show the valuation exceeds the correct appraised value by more than one-third. The appeal must be filed before the taxes become delinquent and the appraised value was not previously protested in the same year under chapter 41 of the Texas Property Tax Code. The taxes for the current year must be current with no delinquent taxes due to qualify for the 25.25d.

The owner will be penalized for having waited to correct the appraised value and the property owner will have to pay 10 percent late-correction to each effected taxing unit if the appraised value of the property is corrected.

In each of the appeal process, property owners have the option of personally protesting their values or enlisting the assistance of a property tax expert. Property tax experts assist property owners with their appeals in exchange for a percentage of the total money saved as a result of a lowered valuation. Although there is a fee involved, there is often significant benefit to utilizing a third party service provider.

Stephen Pierce, COO of Assessment Technologies, a business property tax consulting firm, said “working with a property tax consultant firm not only saves the property owner



valuable time, it also gives you a team of specialists committed to reducing your tax liability. “

“A firm is able to save the business more money because it has intimate knowledge of the market and the property tax code, and experience focused solely on challenging property tax values,” he said.

When evaluating property tax consultant, look for companies with experience and a track record of successfully protesting values. Also, look for a company who can educate you on exemptions and methods of valuations, as this can significantly reduce your property tax liability in the future.



Want to receive more information like this as well as updates and reminders on important tax laws and deadlines? [**Sign up for Assessment Technologies newsletter.**](#)

Assessment Technologies is a property tax consultant firm that assists property owners and investors by minimizing their property taxes. Assessment Technologies works to recover overpayment refunds, reduce assessed value and provide savings on property taxes. This San Antonio Texas-based company provides property tax services in all jurisdictions throughout the United States.