

Protesting Property Appraisals

18 Tips on How to Avoid Losing



Keep these 18 simple tips in mind as you prepare for your informal or formal hearing to protest your property appraisal.

1. Do not get into a shouting match.
2. Forget about tax rates. The tax rate is not decided by the appraiser and has no place in either the Informal Meeting or the Formal Hearing.
3. Do not talk about your inability to pay taxes. Not being able to afford to pay taxes is immaterial.
4. Do not assume that the purchase price reflects true value unless the home was acquired within six months before or after January 1st of the appraisal year. Some appraisal districts use a time-adjusted value.
5. Do not compare your property to properties that are located outside of the CAD determined neighborhood or homogeneous subdivision. Find out your neighborhood boundaries before the hearing, not after!
6. Do not show front-view photographs of your neighbors' properties without showing a front view of your property.
7. Crime and noise impacting your property values are difficult to establish. If actual sales have been affected, this makes for a stronger argument.
8. Do not rest your argument entirely on minor settlement cracks in the walls, floors and ceiling. Should you consider the situation serious obtain a construction bid to correct the issue and provide it.
9. Leaking roofs are often considered to be due to a lack of maintenance, often reimbursable by insurance, and not due an adjustment.
10. Do not volunteer information about improvements you have made. If asked, reply in the simplest terms possible. The CAD may be aware of remodeling from building permits, drive-by or aerial photography.
11. Do not forget you have the right to cross-examine the appraiser during the Formal Hearing.
12. Use your special knowledge of the detrimental aspects of your neighborhood and property.
13. If the appraiser is not comparing reasonably comparable properties, be sure to point this out to the appraiser during an Informal Meeting or the Hearing Panel at the Formal Hearing.
14. First impressions count so we suggest that you dress professionally
15. Avoid sexist or discriminatory remarks.
16. Make eye contact during your presentation. In ARB hearings, some panel members tend to concentrate on the CAD furnished reports. Handouts and illustrations will assist in focusing everyone's attention on the facts you wish to present.
17. Work diligently to make your presentations uncomplicated and simple.
18. Use handouts effectively. Be organized!

Visit UnlockMLS.com/PropertyProtest for more information and resources for understanding how to protest your property appraisal!

