

Real Estate Tax Appeals



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Advertising Material

Reducing Your Property Tax Assessment

Is your property overvalued for real estate tax purposes? In today's economic climate, the value of real estate is declining but your property tax assessment may not reflect a lesser value. As a result, your residential, commercial or industrial property may be overvalued for real estate tax purposes. If you feel your property is overvalued, you have the right to appeal your property tax assessment. However, without the assistance of an experienced attorney, the appeal process can be confusing and time consuming.

The Property Tax Appeal Process

The property tax appeal process consists of numerous procedural hurdles and several stringent filing deadlines. The first step in the process is to prepare and timely file a written property tax appeal with the appropriate local Board of Review together with legally sufficient supporting evidence to demonstrate that your property was overvalued for tax purposes as of January 1 of the tax year. Some appeals must be filed within 10 days after the receipt of any notice of change in assessment. Other appeals may be filed in Champaign County as late as September 10, 2009. After the filing of your appeal, informal settlement negotiations should be undertaken with local assessment officials. If informal negotiations fail, a hearing with the local Board of Review must be timely requested in order to provide further evidence in support of a reduction in your assessed value. At this hearing, you may be present to testify regarding any unique aspects of your property, but the primary witness will be a qualified appraiser. If efforts before the Board of Review fail, an appeal may be taken to the Property Tax Appeal Board and this appeal process likewise includes numerous procedural hurdles and several stringent filing deadlines. But all of these legal obstacles can be easily navigated by attorneys experienced in property tax appeals.

How Can We Help?

We have extensive experience handling property tax appeals and our years of experience and past working relationships with local assessors and local Boards of Review are invaluable in the appeal process. Working in collaboration with qualified appraisers, we have successfully negotiated numerous reductions in tax assessments not only in Champaign County but also in surrounding areas. In these difficult economic times, it is more important than ever to carefully evaluate your personal and business expenses in order to ensure a healthy bottom line. Attorneys experienced in property tax appeals can assist you in achieving this goal.

Initial Consultation

Please call or email for a review of your property tax assessment and recommendation as to any potential tax savings. Some tax appeals are handled on a contingency fee basis, meaning you are only responsible for out of pocket costs (such as appraisal fees), and when your appeal is resolved, a legal fee is assessed equivalent to a percentage of your tax savings. Other tax appeals may be handled on a flat fee or hourly basis (or in combination with a contingency fee) but regardless of the fee structure, the long term annual benefit of even a modest tax reduction should far exceed the cost of your legal fees.

