

Why Hire Property Tax Protest in 2010?

We offer two shots at a reduction in the value on which your property taxes are based. We take no percentage and your risk is limited to the amount you pay up front

- 1. Appraisal Review Board: We will seek a reduction from the ARB**
 - a. We'll make the case under both Value Above Market and also under Inequality of Appraisal, which most people overlook.**
 - i. Under Value Above Market we can likely do better than you because we know what the Board members want and we have relevant data properly adjusted to their criteria.**
 - ii. Inequality is complicated but essentially means if your neighbors' ratios of appraisal to market value are less than yours you get their ratio. It results in a further reduction – below Market Value. Those neighbors who protest and qualify get it; those who don't pay more than their fair share.**
- 2. Arbitration: We will take the case to Arbitration if you don't get the value we think you deserve from the ARB.**
 - a. Last year we succeeded in every case we took to Arbitration.**
 - i. Where the ARB ordered no reduction, we obtained reductions.**
 - ii. Where the ARB ordered reductions we obtained further reductions.**
 - b. We'll structure Arbitration so there's no risk to you.**
 - i. You will invest the \$500 deposit held by the State Comptroller but if your tax savings are less than that we'll pay you the difference.**
 - c. In other words, we won't take a case we can't win.**
- 3. Your tax savings will most likely survive for more than one year.**
 - a. In 2010 the Tax Code provides the Chief Appraiser may not increase a market value in the year following a successful protest “unless the increase is supported by substantial evidence.” The burden of proof is on the Chief Appraiser.**
- 4. Why now?**
 - a. Values appear ready to bottom out; waiting to 2011 could cost you the chance to get a reduction that survives multiple years.**