

BEST APPEAL STRATEGIES for 2019 Property Tax Evaluations/Assessment:

1. **Home Appraisals (Bank vs Fee) & Real Estate Market Comparable Sales/Data are similar, but NOT THE SAME. They will often ask you if you have a current FEE APPRAISAL on your home.**
 - ❖ Home Appraisals are prepared by a licensed Residential Appraiser. Appraisals either “Fee” (independent) or “Bank” (for lending). Assessor prefers FEE Appraisals for tax appeals.
 - ❖ Real Estate Market Comparable Sales/Data are prepared by licensed Real Estate Professionals using data from Recent Sales through MLS or Public Records.
 - ❖ For your NEW 2019 TAX ASSESSMENT VALUE go to: DCAssessor.org
 - ✓ **Best Appeal:** If your NEW 2019 TAX ASSESSMENT is OVER your CURRENT FEE APPRAISAL (with 6 months to 1 year old appraisal).
2. **Land and Improvements are BOTH Taxed at the same rate.**
 - ❖ Be sure to look at BOTH on Your Treasurers Tax Report Page.
3. **Percentage of Increase.**
 - ❖ If your taxes have increased several times in last couple years, ask what the assessor’s office was using for calculations to increase multiple times in recent years.
4. **MARKET VALUE against NEW 2019 TAX ASSESSMENT.**
 - ❖ If you would NOT be able to SELL your home for the NEW ASSESSMENT VALUE. (This protest has NOT been as effective on its own).
 - ❖ Information you provide that is over a year old is not relevant.
5. **From DC ASSESSOR:**
 - ❖ “Preliminary values are moving targets until we send our final values to the state at the end of March each year. The state then will send the final approved values to counties in mid-May. Valuation-change notices will be mailed by our office no later than June 1.” If you choose to submit a formal written appeal of your assessment, it will need to be submitted to the Assessors office before June 30.
 - ❖ **This Information is NOT Legal Advice and it is NOT Guaranteed to be effective or pertain to your home. REMEMBER: it is at the Assessors discretion what they will and will not accept. If you think you may have a case for an Appeal contact a CPA or Attorney that specializes in Real Estate Tax Protests.**