



Frequently Asked Questions About Your Property Tax Appeal

1) Do I need to send any additional information for my property review/appeal?

Yes, you will receive an information request from our office that we will need **as soon as possible** in order to analyze the necessary information to provide the best opportunity for a reduction

2) How long will the appeal process take?

The appeal process can be a lengthy one from a time perspective. As the County schedules the appeal hearing dates, we are on their timetable. Typically, your appeal will be scheduled between October 2020 and April 2021. Please feel free to contact our office a status of your appeal at any time

3) If your property assessment is reduced, how long will it take to receive the refund?

Most refunds will be in the form of a refund check payable to you from the Tax Collectors office after the appeal decisions have concluded per the above timeframe. The refund checks are typically mailed out within 30-60 days after the certification of the appeal decisions or between April & May 2021. ***A small percentage of appeals (heard early in the process) may result in a decrease in taxes with the November tax bill***

4) Do I have to attend the Value Adjustment Board Hearing?

No, we provide representation at the hearing if necessary, depending on our assessment review conclusions

5) Should I pay my tax bill?

YES...because:

a) There is a 4% discount for early property tax payment by November 30th

b) If we are successful in obtaining a property tax reduction for you, the county will:

1. Revise the unpaid Property Tax Bill and **send you a new bill or**

2. The county will **issue you a refund** either directly to you or to your escrow account if you have one (If escrowed, you will need to request the refund from your escrow account)

c) If by March 31, 2021 you haven't paid at least 75% of your Property Tax Bill, the county will:

1 **Automatically deny your filed Property Tax Petition** – if the case hasn't come before the VAB for a hearing **or**

2 **Automatically deny the decision from the VAB** – if the case was already heard and your petition was approved for a reduction

Our recommendation is to pay the full (100%) tax amount due prior to November 30th in order to receive the 4% discount for early payment AND to reduce the risk of the county automatically denying a reduction based solely on payment dates.