



## PROPERTY TAX PROFESSIONALS, INC.

Reducing property taxes throughout Florida for over 33 years...

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### 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 returned **as soon as possible**, as the information may be extremely important to the overall outcome of your appeal

#### 2) How long will the appeal process take?

The appeal process is lengthy with the appeal hearings beginning in October and typically run through April. As the County schedules the appeal hearing dates, we have no control as to the timetable of your specific appeal. **Please feel free to contact our office at any time for a status of your appeal**

#### 3) If your property assessment and taxes are reduced, how long will it take to receive the refund?

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

#### 4) Do I have to attend the Value Adjustment Board Hearing or talk with the Property Appraisers Office?

No, we provide the evidence preparation and provide the hearing representation if necessary, depending on our assessment review conclusions. In the meantime, if the County Appraisers contacts you directly, please ask them to contact our office so we can discuss with them the case in detail.

#### 5) Should I pay my tax bill?

Yes, because:

**A)** You are entitled to a 4% discount for early property tax payment by **November 30<sup>th</sup>**

**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<sup>st</sup> 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 you will lose the tax savings

***Our recommendation is to pay the full (100%) tax amount due prior to November 30<sup>th</sup> in order to receive the 4% discount for early payment. If we are successful, you will receive a refund check.***

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