



PROPERTY TAX PROFESSIONALS, INC.

Reducing taxes throughout Florida for over 25 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 running 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?

Refunds will be in the form of a refund check payable directly to you or your escrow account from the Tax Collectors office after the appeal decisions have concluded, typically between April & May. ***A small percentage of appeals (heard early in the process) may result in a decrease in taxes that will be 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, if the County Appraisers contacts you directly, please ask them to contact our office.

5) Should I pay my tax bill in full?

Yes, we recommend you pay your taxes as you normally would. Please remember, you are entitled to a 4% discount if you pay by **November 30th**. As an appeal has been filed, you will see two payment options on your Tax Bill. One option: (the higher tax amount) is to pay your taxes in full **which we recommend** that secures the 4% discount is applied on the entire bill. The second option (the lower amount) allows you to pay the minimum of 75% of the amount due. You will lose the 4% discount on the remaining 25%.

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

1. Revise the Property Tax Bill **or**
2. The county will issue you a refund directly to you or to your escrow account if you have one.

VERY IMPORTANT

If by March 31st of 2025, you have not paid at least 75% of your Property Tax Bill, the county will Automatically Deny your Tax Appeal/Petition along with any reductions obtained by our office – You will still be responsible to pay our fee in the event you elect not to pay your taxes as stated above and your reduction is lost.

Again, our recommendation is to pay the full amount due (Higher tax amount) prior to November 30th to receive the 4% discount on the entire bill, as well as to avoid any loss of your tax reduction if obtained.