

The Assessment Clarity Appraisal Report™

Understanding Tax Appeal Appraisals for Residential Properties

When property tax bills or assessment notices arrive, many homeowners are surprised to see values that seem higher than expected. If you believe your home has been over-assessed, you have the right to file a **tax appeal**. One important part of that process is often a **tax appeal appraisal** completed by a state licensed real estate appraiser.

A Quick Summary of the Tax Appeal Process

Review Your Assessment Notice – Compare the assessed value of your property with recent sales in your area.

File an Appeal – Homeowners typically submit a formal appeal to their local tax assessor's office within a specific deadline.

Provide Evidence – Supporting documents may include recent comparable sales, photos, and most importantly—an independent appraisal.

Hearing/Review – A tax appeal board reviews the evidence and makes a decision on whether to adjust your property's assessed value.

Important Note: An appraiser's role is to provide an unbiased, professional opinion of market value. **Most do not represent you through the entire appeal process – we are valuation professionals.**

What Appraisers Look for During the Inspection

When conducting a tax appeal appraisal, appraisers carefully evaluate your property in the same way they would for a refinance or purchase. Key factors include:

-) Size and layout of the home (square footage, bedrooms, bathrooms)
-) Condition and quality of construction, finishes, and updates
-) Clear documentation of observed defects
-) Lot characteristics
-) Comparable sales of similar homes in your neighborhood

The goal is to determine a **fair market value** as of the assessment date that can be presented as credible evidence during your tax appeal.

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What to Expect for an Interior Appraisal

-) **Scheduling:** The appraiser will set up a convenient time with you.
-) **Walk-Through:** The inspection typically takes 30–60 minutes depending on the size of your home and amenities present.
-) **Measurements & Photos:** The appraiser will measure and take photos of both the interior and exterior.
-) **Questions:** You may be asked about updates, repairs, or special features.

This process is non-invasive—the appraiser is not there to judge décor or cleanliness, only to document your home’s characteristics accurately.

Special Note: Mine Subsidence

If your home has settlement issues or **mine subsidence**, this condition could significantly affect your property’s market value. In many cases, the assessor is not aware of this issue, which means your home may be **over-assessed**. A professional appraisal can document this factor and provide crucial evidence in a tax appeal.

A professional tax appeal appraisal can be a powerful piece of evidence when disputing your property taxes. It ensures you’re presenting the appeal board with **credible, unbiased market data** rather than opinion.