

# Publications

## Time Is Running Out to File Appeals in More Than 15 States

### Related Attorneys

Nicholas M.J. Ray

David M. Aldous

Lauren M. Johnson

Andrew E. DeBord

Lindsay Doss Spillman

Hilary J. Houston

Steven L. Smiseck

Anthony L. Ehler

Scott J. Ziance

### Related Services

Property Tax Management

State and Local Taxation

Taxation

### AUTHORED ARTICLE | 5.2018

Taxpayers seeking to contest the values established by the auditor or county assessor have a short time-to contest their new valuation. This time frame varies by state and by local jurisdiction and in many cases begins to run upon mailing of a new value notice. Below is a list of states with upcoming appeal deadlines:

#### State/Jurisdiction

#### Deadline\*

Tennessee

April-June, 2018

Colorado

May 1, 2018 to June 1, 2018 (within 30 days of notice)

Georgia

May-June 2018; 45 days after notice

Montana

May 1, 2018 through June 30th (within 30 days of notice)

Iowa

May 5, 2018

Alabama

May 15, 2018 or 30 days after notice

Texas

May 15, 2018

Kentucky

May 21, 2018 (some counties varies)

Wisconsin

May 21, 2018

Virginia

May 22, 2018 to Board of Equalization; may vary by county

Michigan

May 31, 2018 to Tax Tribunal

Vermont

June 1, 2018 through mid July (within 15 days of notice)

Missouri

June 17, 2018 for 1st class and charter counties; July 9, 2018 for 2nd-4th class counties

Idaho

June 25, 2018

Louisiana

Late June through early October

Nebraska

June 30, 2018

Real estate taxes are frequently the largest non-productive expense incurred by property owners, and proactive management of this expense could lead to increased profitability and increased valuation of income-producing properties. It is important to be proactive and review those assessments, and file appeals when appropriate to make sure that for each property you own, you are paying your fair share, and only your fair share, of the property tax burden.

Vorys has significant experience in analyzing real property tax assessments and securing real property tax savings for taxpayers across the country. To discuss an analysis of the opinions of value assigned by your county auditor or county assessor, please contact us to discuss further.

*\*The chart is for informational purposes only and does not constitute legal advice. In some cases appeal dates vary by jurisdiction and notice date. To discuss the appeal deadline for a specific property contact Vorys.*