

Publications

Time Is Running Out to File Appeals in Nine States

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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*

Utah

July 1 through October 31 - within 30 days of notice

Maine

July through January - within 185 days from the Commitment Date

Washington

July 1 or 30/60 days after notice

Florida

August through September - within 25 days of TRIM notice

Pennsylvania

August 1st for properties not located in Allegheny or Philadelphia Counties

Rhode Island

August - 90 days from tax bills

Arkansas

3rd Monday in August

California

September 17th or November 30th - varies by County

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.*