

# PROPERTY ASSESSMENT REVIEW AND APPEAL SERVICES

Helping you realize the lowest  
defensible tax expenses for  
your real estate

## Our Services

- Real Estate Assessment Analysis
- Tax Appeal/Protest
- Income and Expense (P&L) Analysis
- Property Tax Budgeting and Consulting
- Litigation Support
- Property Tax Lease Evaluation
- Site Selection Assistance and Advisory
- Valuations and Appraisals
- Manufacturing and Nonprofit Exemption Processing
- Pre-Construction Property Tax Analysis

## Are you paying too much in property taxes?

Property taxes are one of the largest recurring operating expenses associated with real property ownership or tenancy. A high percentage of any commercial property owner's cost is attributed to ad valorem taxes. For this reason, it is imperative to review all assessments annually to determine if a property has been over-assessed and is subject to annual excessive property tax.

Owners and property managers are often unaware of how their property is valued by the local assessing authority. Local real property tax is one of the few subject to annual reviews, opinions, assumptions, and negotiations; therefore, having a knowledgeable consultant on your side can greatly impact your bottom line and positively affect profitability.

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## Whether your property is a regional mall, office tower or manufacturing facility, we will work with you to lower property taxes on your property.

Our group takes the following steps to ensure our clients realize the lowest defensible tax expenses for your commercial real estate. We:

- Identify tax savings opportunities for our clients by reviewing their real property holdings for inaccuracies that may lead to an incorrect assessment.
- Prepare valuation analyses to achieve assessment reductions on real property through informal negotiations or through the administrative hearing process.
- Prepare obsolescence studies, useful life analyses, cost of capital studies, forecasts of cash flows, market transaction studies, and other general consulting reports to support a fair and equitable assessment.
- Support legal representatives in property tax claims and litigation by assisting with the development of the overall case strategy and preparing deposition and cross-examination questions, reviewing the opposition's valuation report, preparing a review appraisal, and testifying as a fact or opinion witness.

### Our work includes commercial property tax appeals for:

- Office Buildings
- Strip Malls
- Retail Centers
- Large Malls
- Hotels/Motels
- Medical Offices
- Dealership Facilities
- Manufacturing Plants and Factories
- Apartments
- Business Parks
- Land Development (Residential and Commercial)
- Health Clubs and Sports Facilities
- Other Unique/Special-Purpose Properties



### Our Wipfli team will exceed your expectations

Wipfli acts as the outsourced equivalent of an in-house property tax department and is frequently chosen as the preferred service provider to appeal entire corporate real estate portfolios. Our professional, hands-on approach consistently yields substantial tax savings that surpass our clients' expectations.

Our property tax consultants have earned the trust and respect of individual investors and corporations locally and across the nation by delivering significant tax savings with minimal time and effort on behalf of the client and without lengthy and costly litigation.

With more than 40 years of combined experience, our experts are thoroughly familiar with real property tax assessment appeal processes and valuation methodologies, allowing our property tax consultants to establish mutual respect and rapport with local assessors. We employ professional integrity in our methodology, and we design individual solutions to meet your specific needs. The team has represented hundreds of commercial properties throughout the United States.

**Get started today!** Contact Wipfli's experts to conduct a complimentary limited restricted assessment value review of your property, to ask questions about your property tax assessment, or if you are considering objecting to your assessment.

[wipfli.com/propertytaxreduction](http://wipfli.com/propertytaxreduction)  
414.431.9398 | 414.431.9315

**WIPFLI**  
CPAs and Consultants