TAX REDUCTION CASE STUDY: MULTIFAMILY

Property Type:	Apartments
Setting:	Suburban
Proposed Value:	$80,213,657
Certified Value:	$28,017,026
Tax Savings:	$1,142,167
Reduction(%):	65.07%

Client Issue:

The client had recently started construction on a new multifamily property. As of the assessment date, the project was only approximately 55% complete, whereas the county appraisal district estimated 80% completion. In addition to the overestimation of construction completion, the county appraisal district had incorrectly interpreted the platting documents and assigned more square footage to the property than existed. Lastly, due to a partial disposition of the project that occurred during the construction phase that involved parcels under a condominium declaration, the county appraisal district was incorrectly attributing more value to the client as opposed to the new ownership than they should have.

Approach and Solution:

RETC conducted property visits, gathered platting information and construction documentation, and analyzed all information to arrive at a more accurate representation of the total construction costs as of the assessment date.

Results:

The county appraisal district agreed on RETC'S analysis and lowered the assessed value from $80,213,657 to $28,017,026. This reduced the clients tax exposure by $1,142,167.

5151 Belt Line Rd, Suite 725 | Dallas, TX | 75254 | 888.596.5005 | retcgroup.com