

TAX REDUCTION CASE STUDY: MULTIFAMILY



Property Type:	Apartments
Setting:	Urban
Proposed Value:	\$70,681,140
Certified Value:	\$46,642,634
Tax Savings:	\$659,096
Reduction(%):	34.01%

Client Issue:

The client had experienced an increase in the assessed value of their multifamily property that was still under construction. The appraisal district had come to the conclusion that the property was 100% complete as of the beginning of the year, according to a site visit (partial visual inspection only). The appraisal district increased the value from \$24,531,200 to \$70,681,140.

Approach and Solution:

RETC gathered all the necessary market data, conducted a property visit, and analyzed the provided construction documentation in order to arrive at the true cost value of the property. Paying close attention to all detail, RETC was able to convince the appraisal district that the construction of the property was still in progress, and that RETC's methodology of calculating the total cost of the improvement should be followed.

Results:

The value was reduced to \$46,642,634, which equaled the exact value requested by RETC. This value reduced the clients tax exposure by \$659,095.