



Property

assessment

review

and appeal

#### Are you paying too much in property taxes?

If you own or rent an office building, manufacturing space, warehouse, apartment building or other commercial real estate, your real estate taxes are probably a significant line item.

Did you know you can review your property's assessment annually to help ensure you are not paying unwarranted real estate taxes? By reducing your property's assessment, you can reduce expenses without cutbacks in the quality of services and amenities available to those who use the space.

Real property taxes are based on the local assessor's opinion of a property's fair market value. The higher the assessment assigned to the property, the greater amount of property taxes you owe. But property owners have the statutory right to annually challenge the assessor's opinion of value.

#### Wipfli is the preferred provider across the nation

Wipfli can help you obtain the lowest defensible tax liability for your commercial real estate. Using a hands-on approach, our team consistently achieves large tax savings for our clients.

We deliver these tax savings with minimal time and effort required on your part and without lengthy and costly litigation — which has earned us the trust and respect of individual investors and corporations across the U.S. In fact, we are frequently chosen as a preferred service provider to appeal entire corporate real estate portfolios.

We carefully examine the methodology the assessor used to ensure compliance with acceptable appraisal practices and then determine if the assessor's opinion of value is fair and equitable. With more than 40 years of combined experience, our team of specialists provide clients with a factual and market-supported basis for any recommended assessment appeal.

**WIPFLI**

# Looking to prevent excessive taxation?

To help ensure you realize the lowest defensible tax expenses for your commercial real estate, the Wipfli team provides a range of services:



## Identify tax savings opportunities

Wipfli identifies your tax savings opportunities by reviewing your real property holdings for inaccuracies that may lead to an incorrect assessment.



## Prepare valuation analyses

We can achieve a reduction for you by preparing valuation analyses and then going through either informal negotiations or the administrative hearing process.



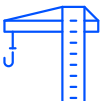
## Prepare consulting reports

To support a fair and equitable assessment, Wipfli can prepare obsolescence studies, useful life analyses, cost of capital studies, forecasts of cash flows, market transaction studies and other general consulting reports.



## Provide litigation support

We also support your legal representatives in the case of property tax claims and litigation. Our team helps develop the overall case strategy, prepares deposition and cross-examination questions, reviews the opposition's valuation report, performs a review appraisal, and testifies as a fact or opinion witness.



## Deliver additional services

To offer additional value to our clients, Wipfli also provides: property tax budgeting and consulting, income and expense (P&L) analyses, site selection assistance and advice, valuations and appraisals, preconstruction property tax analyses, property tax lease evaluations, manufacturing and nonprofit exemption processing, and more.

## Who do we serve?

Wipfli performs property tax assessment reviews and appeals for a wide range of property types, including:

- Office buildings
- Business parks
- Retail centers
- Large malls
- Strip malls
- Hotels and motels
- Dealership facilities
- Medical offices
- Health clubs and sports facilities
- Manufacturing plants and factories
- Apartments
- Land developments (residential and commercial)

## Let's get started

Contact us to ask questions about your property tax assessment, receive a complimentary limited restricted assessment value review of your property, or learn your best options for objecting to your assessment.

[wipfli.com/PropertyTaxReduction](https://www.wipfli.com/PropertyTaxReduction)