

## Contesting Property Tax Appraisals

J. Stephen Brusniak | [Stephen@texaspropertytaxattorneys.com](mailto:Stephen@texaspropertytaxattorneys.com) | 214-396-1953



1



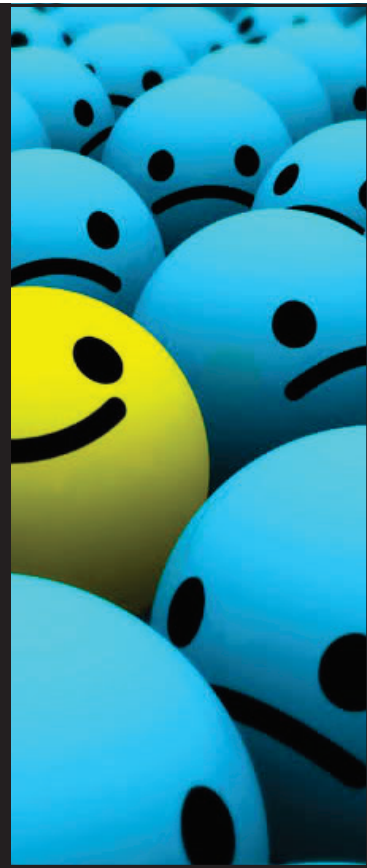
---

Have you ever bought or  
sold property at the value  
shown on the current tax  
appraisal roll?

2

Your Property  
is Different.

Your Tax Value  
is Wrong.



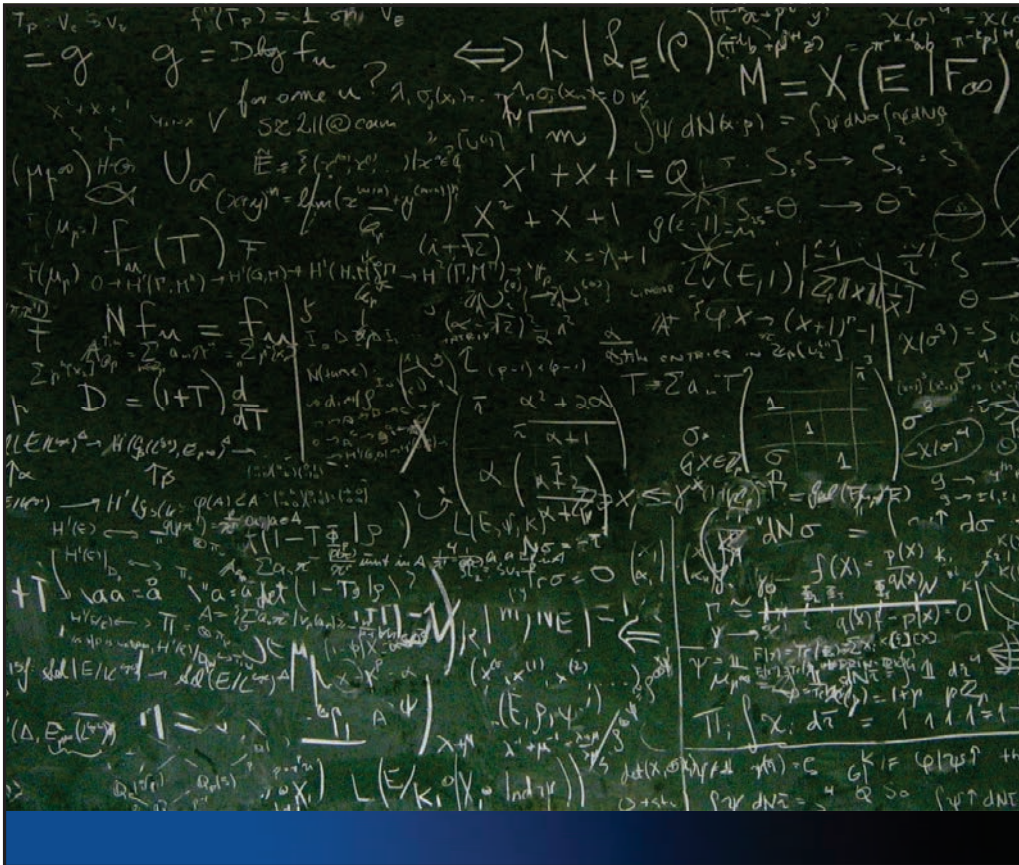
3



### Mass Appraisal Gets It Wrong

- Preliminary Values are algorithm-driven with adjustments made by characteristics such as class, neighborhood, age, condition and quality – all of which are determined by the appraisal district.
- As data is generalized, this creates a distribution of values along a bell curve. Values must be adjusted to the Median.
- The Tax Code permits appraised values to be considered correct if within 5% of their Market Value.
- Mass Appraisal processes large amounts of poorly or unqualified data which may not reflect Market.
- What do you do when value is inconclusive?

4



## Real Property Valuation is Dynamic

- Appraisal Districts may talk the talk...
- Factors influencing value are not static
- Real world data is used in artificial capacities

5



## An Appropriate Value

- Appraisal must be specific and accurately reflect individual characteristics of a property.
- Market standard for a transaction:
  - Willing Buyer and Seller
  - No Exigency
  - Fully Aware/Knowledgeable
  - Cash price or equivalent

6

Find the full text of this and thousands of other resources from leading experts in dozens of legal practice areas in the [UT Law CLE eLibrary \(utcle.org/elibrary\)](http://utcle.org/elibrary)

## Title search: Contesting Property Tax Appraisals

Also available as part of the eCourse

[Answer Bar: The Ins and Outs of Commercial Real Estate Loans and Title Insurance](#)

First appeared as part of the conference materials for the  
57<sup>th</sup> Annual William W. Gibson, Jr. Mortgage Lending Institute session  
"Contesting Property Tax Appraisals"