Not Satisfied with your Appraisal Review Board (ARB) Hearing Results?

You Can Still Litigate or Arbitrate Your Property Tax Value.

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Whether the economy is trending up or down, there are always opportunities to reduce your property taxes. In Texas, property taxes average around 40% of total business tax expenses. They are a large component of your expenses that can be challenged and changed. With noticed commercial property tax valuations around the state up approximately 20% in 2016 and with economic conditions continuing to change through 2017, do not miss your final chance for a 2016 appraised value reduction that can save you money on your property tax bill.

The property tax system allows you three opportunities to lower your property tax valuation: the informal hearing, the formal ARB hearing, and Litigation or Arbitration. If you were not satisfied with the results of your formal ARB hearing, consider filing litigation or arbitration as a third and final appeal in the protest process. **You have 45 days to file arbitration and 60 days to file litigation from the date of your ARB hearing order.** It is important to hire a team that has experience in property tax judicial appeals to successfully navigate the different options available.

The judicial appeal process can be complex and hiring someone who understands the system can help tremendously when choosing the best course of action. The first step is to determine whether to file arbitration or litigation. Commercial and residential property up to $3 million can be arbitrated by a property tax agent without hiring legal counsel. Not all property tax agents have done arbitrations, so always ask about their experience and track record. Knowing how to prepare evidence packages and present them to arbitrators can lead to a better chance of success.

Litigation settlement agreements can be arrived at in different ways: court-ordered mediations, settlement conferences, negotiated agreements – and, rarely, actual trials. A successful outcome can depend on the team you assemble and their ability to navigate the different venues. A well-integrated relationship between the property tax agent and litigation attorney is key to winning. In Texas, the attorney of record must be hired by the building owner(s) and cannot be your property tax consultant, so it is important that both parties are knowledgeable and can work well together.

If you have never filed litigation or arbitration don't worry. It is more common than you think. A significant percentage of all civil litigation at the county court house is property value appeals. For example, in Harris County that is nearly 25%.

Filing a judicial appeal can save you nearly 10% on average, with the right representation and evidence. Every $1,000,000 in value reduction saves approximately $25,000 in property taxes. Lowering your property taxes can greatly affect your bottom line. So after your formal hearing do not hesitate to file arbitration or litigation if you have a case for further reduction, because it gives you another opportunity for a property tax cut!

"The Quickest Way to a Property Tax Cut is a Successful Property Tax Protest" – The Taxman

Paul "The Taxman" Bettencourt, President/CEO of Bettencourt Tax Advisors, LLC (www.btanow.com), served Harris County as tax assessor-collector for 10 years before starting a property tax company. He has assembled an experienced team of state-licensed senior property tax consultants with more than 225 years in the industry and invested in state-of-the-art technology to support property tax reductions for our commercial customers.

If You Get a Bad Hearing Result in Your County Appraisal District ARB

Contact Bettencourt Tax Advisors, LLC for Property Tax Litigation or Arbitration

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The clock is ticking...
45 days to file Arbitration, or
60 days to file Litigation from Your ARB Final Order!

Paul "The Taxman" Bettencourt
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Bettencourt Tax Advisors, LLC BTA
A Name You Can Trust

Contact BTA's Experienced Litigation & Arbitration Teams
CommercialServices@btanow.com
Garrett Graham (713)263-6110

- A Judicial Appeal can save you nearly 10% more on average.
- BTA has specialized in Litigation and Arbitration Appeals since 2011.
- My Senior Property Tax Consultants and Tax Agents are especially trained in the BTA Way on Judicial Appeal Methods to save you money on your tax bills.
- Sign up with the Best Litigation and Arbitration Teams in the business!

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