



Tips and Tricks for Your Tax Appeal Hearing

You only have **5 minutes** to present your case!

1. Be prepared and make sure you have all of the information you need ready to present including: Sales Comparable Reports, Foreclosure Effect Report, Internal/External Property Photos, Professional Appraisal Reports, and any other information you feel will assist in your appeal.
2. Make sure you have selected the 3-4 sales that you feel would be most comparable to your home. You will need at least 3 sales comparables to determine fair market value.
3. If you have refinanced your home, or had a formal appraisal conducted on your property in the last 3 years, be sure to request a copy from the Certified Appraiser or your Lender.
4. If you have not remodeled the inside of your home in the last 15-20 years, take photos of the original kitchen, bathrooms, flooring, etc. This will aid in your appeal if most homes in your neighborhood have been upgraded or remodeled and resold at higher values.
5. If your home is surrounded by rundown and/or foreclosed properties that could be affecting your home's value, take external property photos of your property and those closest to your home to show to the Board.
6. Be sure you are not in jeopardy of a tax increase! If your data shows that your property should be at a higher value than the 2009 rate, the Board can RAISE the value of your property! If you need assistance with determining values based on the sales comparable reports you have purchased from Chandler Reports, please contact us at **901-458-6419** and we will walk you through the data to insure that you understand the values represented.

Good luck with your appeal!

And remember, if you are not satisfied with the Shelby County Board of Equalizations' assessment of your property; be sure to file an appeal to the Tennessee State Board of Equalization at: <http://www.tn.gov/comptroller/sb/electronic.htm> or **615-401-7883**.

