

# BUKOWSKI LAW FIRM, P.C.

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## TOP 5 THINGS TO REMEMBER WHEN PREPARING FOR YOUR HEARING WITH THE APPRAISAL DISTRICT

### 1. The Appraisal Districts have a lot more information than they used to.

Texas is a non-disclosure state. But despite that, through the abundance of information sites and the increased staff at the appraisal districts, they have been able to gather a lot more information about sale prices than they used to.

### 2. As a result of this knowledge, it is more essential than ever to be prepared for your hearings.

The more information you have and the better prepared you are when you meet with the Appraisal District, the more likely you are to successfully lower your appraised value. It is vital, therefore, to have accurate financials and analysis of those financials, as well as any other information that shows the true value of your property.

### 3. Make sure you protest the fair market value of your property.

There are numerous protests you can make to the District's assessment of your appraised value. But always make sure you at least protest the fair market value. Once you do that, you can show that the District assessed the value too high – either through comp sales, the cost to replace, or the net income.

### 4. Also protest that the assessed value is not equal and uniform to similar properties in the area.

This is another vital area that you must protest. Once you do that, you can show that the District was not consistent with its appraised values – which it is required to be, under Texas law.

### 5. Finally, when preparing your analysis for your hearing, make sure your comparable properties are similar to your property.

The closer your comparable properties are to your property, the more influential your analysis will be. You may have to make adjustments to the analysis for the differences in the properties. This will help your persuasiveness.