



## Jefferson County 2023 Property Valuations - Protest Deadline is July 27, 2023

Article

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The Jefferson County Board of Equalization recently published the 2023 real property valuations. If you want to protest the valuation of your property, you must submit a protest with the Jefferson County BOE no later than **July 27, 2023**. The BOE sends written notice of the 2023 valuations only to those property owners whose property value increased over last year. So, if the BOE values a property at the same or less value as last year, no notice is sent. If you did not receive a written notice, you may want to check your 2023 valuation online to make sure that the value did not increase as mistakes happen, and sometimes notices are not sent and/or not received.

Here is a link to the BOE website with information about this year's valuation notices and the options and instructions for submitting protests - <http://boe.jccal.org/> (includes an option to file the protest online). Within that link, there is this link on the left side to "Property Information (CAPture Portal)" <http://eringcapture.jccal.org/caportal>, which is a site from which you can look up valuation and tax related information about your property. On that site, click "Property Tax," and then you can search by owner name, parcel number, or address. After finding your parcel, click the parcel number, which should be underlined in blue. This will take you to the detail page where there will be a box at top right for you to identify the tax year. Be sure it is set to "2023."

To succeed in protesting the BOE's valuation, the owner has the burden to prove that the fair market value of their property is less than the BOE's valuation. The last several years have seen significant increases in the BOE's valuations of both commercial

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and residential properties. That increase is largely be due to the BOE catching up with the actual real estate market. With many properties (probably more commercial than residential), however, the BOE's values have overshot the market value. Also, while the potential tax savings from a successful protest may not be that significant for many residential properties, the savings can be very significant for multi-million dollar properties. In recent years, we have helped clients save hundreds of thousands of dollars in taxes from successful protests.

Please reach out to William S. Hereford if you have any questions or need assistance.

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