



## Property Tax Appeals

***December 31, 2025 will be Tax Day for 2026.*** On Tax Day, your assessor set your property values, and we know what that means- ***higher taxes!*** You must act soon to obtain a fair valuation of your property. Let us work to lower your taxes.

- I will use my professional experience by negotiating in good faith to lower your property taxes.
- Our goal: obtain an equitable value that reduces your cost of doing business which makes your business more competitive.
- I promise to do my best to help you avoid the costs of litigation preparation, witnesses, hearings, travel, and transcripts.

The filing deadline for industrial and commercial appeals with the Michigan Tax Tribunal is May 31, 2026. The deadline is July 31, 2026 for agricultural and residential property tax appeals.

*Small Claims-* For an appeal with no more than \$100,000 of values in dispute and the tax in dispute is \$20,000 or less- I can help you prepare for an informal Small Claims Property Tax Appeal.

I will help you obtain and present the evidence (usually an appraisal) required for a successful appeal. However, time is of the essence- your appraiser needs to prepare. Plan for success and begin your appeal today. My experience includes presiding over 1,000 property tax cases for the Michigan Tax Tribunal.

As a practicing attorney, I reduced taxes on many properties including:

*30 Detroit area fast food restaurants; Bel Mar II Bowling Center (Trenton); Huron Crest Plaza (retail); 2521 LLC medical office building; Pro-MEC Engineering (industrial); County Manor of Ile (apartments); Round Realty (night club); Property101 (Flint); USM building (100,000S/F manufacturing in Bad Axe; a medical office building (Dearborn); 3 Detroit gas stations; Troy office building- by over \$80,000; many acres of agriculture; Platinum Medical- over \$40,000 (Dearborn).*

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