

Assessment Appeal: property tax appeals for your commercial clients

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DRAFT wording pending legal review. Not for signature as final wording. Prices as published on 2026-10-20.

What we do

Assessment Appeal (Assessment Appeal LLC) handles property tax assessment appeals for owners of commercial property in Marion County and Lake County, Indiana: stores, gas stations, warehouses, offices and hotels. We prepare the appeal and the evidence and attend the meeting with the assessor. The owner approves every step.

A certified tax representative, certified by the Indiana Department of Local Government Finance (DLGF), reviews every parcel.

What happens to your client, step by step

- They look up the parcel at <https://myassessmentappeal.com>: last year's value, this year's value, the source and date of each number, and an estimated range. It is an estimate, not a promise.
- They sign a fee agreement and one State Form 23261 (power of attorney) per owning company. Each company's signer signs only for their own company.
- Before the filing deadline they get a one-page brief per parcel and year and approve or skip each one. No response means no filing.
- Before the meeting with the assessor they approve the evidence section by section.
- An invoice is sent only after the official decision, with a copy of it, and only if the value went down.
- An appeal can also end with no change or a higher value. The brief shows, on the owner's own numbers, what a higher value would cost before they approve.

The rule we check

Indiana law (IC 6-1.1-15-20) sets special rules for appeals of assessments that rose more than 5% over the prior year, unless the increase came from new improvements, zoning, or a change in use, and subject to other conditions in the statute (for example, for income-producing property, providing income information when requested). Whether those rules apply to a particular parcel is decided in the appeal.

Whether it helps a particular parcel depends on the facts; the representative decides case by case. We never tell an owner the rule applies to them.

The fee

- Standard: 25% of the first year's tax savings for each appealed year, only if the assessed value goes down. No reduction, no fee.
- Founding: 20% on an owner group's first 2 parcels, for the first 20 owner groups that agree to take up to 3 reference calls from other owners (20 places left today). 2027 season appeals only.
- Volume: 20% when an owner group has 6 or more appeals filed in the same season.
- Escalated to an attorney: 15% for any year that goes to the Indiana Board of Tax Review or the Tax Court (the attorney works under their own agreement).
- If more than one rate applies, the lowest applies. The signed fee agreement states the rate and is what counts.
- No up-front charge, no subscription, no minimum fee, no fee for a parcel that is not filed, no fee on a withdrawal before the first meeting with the assessor.

How savings are worked out

Savings for an appealed year = (the assessed value on the Form 11 notice minus the final assessed value) times the effective tax rate for that year's pay year, from the actual tax bill.

The effective tax rate can be higher than 3% of assessed value. Indiana caps most property tax on this kind of property at 3% of gross assessed value, but taxes approved by voters in a referendum are outside that cap.

Lines we do not cross

- No referral fees, paid or received, to anyone.
- Not legal advice: the representative is not an attorney and may not argue legal questions. We list two attorneys an owner can call.
- Real property only. We do not touch personal property returns or your work.
- We talk about a parcel only with its owner or a contact the owner has named.
- Business financial documents are deleted 12 months after a case closes. We share a client's file with an advisor only when the client asks.
- You can withdraw an appeal before the preliminary informal meeting with the assessor. You can cancel at any time from the link in any of our emails; cancellation takes effect immediately for every parcel not yet filed. Withdrawing or cancelling does not create a fee.

Reach us

ran@myassessmentappeal.com · <https://myassessmentappeal.com/for-advisors>. A person replies within one business day. A sample fee agreement (sample data, DRAFT) is at <https://myassessmentappeal.com/for-advisors/sample-fee-agreement.pdf>.