

Assessment Appeal: property tax appeals, in one page

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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 helps owners of commercial property in Marion County and Lake County appeal their property tax assessment. We do the paperwork and the meetings with the assessor. You approve every step. If the assessed value does not go down, you pay nothing.

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

How it works

- Check your property at <https://myassessmentappeal.com>. Enter the parcel number or address from your tax bill. You see last year's value, this year's value, and an estimate of the tax difference. Every figure is an estimate.
- Sign up online, about 10 minutes: a fee agreement and one power of attorney form (State Form 23261) for each company.
- Before the deadline, we email you a one-page brief for each property. You choose to file or to skip. If you do not answer, nothing is filed.
- We prepare the evidence, you approve it, and we go to the meeting with the assessor.
- You get an invoice only after the official decision, and only if the value went down.
- An appeal can also end with no change or a higher value. Your brief shows what a higher value would cost you before you decide.

What it costs

- 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 to check us

- We are Assessment Appeal LLC, a private company, not the county or the state.
- We never ask for money up front. Any invoice comes after the official decision, with a copy attached.
- Your information came from public records. Tell us once and we will not contact you again.

Reach us

ran@myassessmentappeal.com · <https://myassessmentappeal.com>. A person replies within one business day.