



SALES



LEASING



MANAGEMENT

Since 1975, Mayhugh Commercial Advisors has been the go-to leader in Southwest Florida.

COMMERCIAL REAL ESTATE SOLUTIONS

TAX APPEAL SERVICES

Tax Appeal Services for Commercial Property Owners in Lee County.

We specialize in reducing real estate taxes for commercial property owners. Our services are designed to assess and minimize your property tax obligations through comprehensive reviews and strategic appeals.

WHY CHOOSE MAYHUGH?

With Mayhugh Commercial Advisors, you benefit from a team of experienced brokerage professionals who are in the trenches every day evaluating, leasing and selling commercial properties. We are committed to securing the maximum possible tax savings for your properties. Our proactive approach and meticulous attention to detail ensure that your investments are not only protected but optimized for future growth and profitability.

**WE SAVE YOU
MONEY!**

Scan or click the code to see if your property qualifies for our tax appeal service.



WHAT ARE THE FEES?

No upfront fees for initial valuation. If we see potential for a tax reduction, we take on your case and work on a contingency basis. If successful, we charge 40% of your savings. You only pay the initial filing fee of about \$15.00. While we cannot guarantee a reduction, we only take cases where we see a chance for success. We earn only if we save you money, a model we believe is fair.

WHEN SHOULD YOU ENGAGE MAYHUGH FOR YOUR TAX APPEAL??

Engage us early so we can review your property before the TRIM notice mailing date. After receiving the TRIM notice, you have 25 days to file a petition with the Value Adjustment Board (VAB). The VAB must receive the petition within this period. Once filed, we will begin discussions with the VAB to negotiate a possible tax reduction. Sometimes, a hearing will be necessary to present our case for the reduction.

THINGS TO KNOW:

Not all properties will qualify for a reduction. The Lee County Property Appraiser's office strives for accuracy, but mistakes and oversights can lead to significant valuation discrepancies. Automated valuation programs can cause large swings. Our job is to individually assess each property, determine if a reduction is justified, and present this information clearly to the VAB.

MAYHUGH COMMERCIAL ADVISORS

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Our tax appeal process effectively minimizes your property tax obligations.

Through clear communication and strategic guidance, we help commercial property owners achieve substantial tax savings. We begin with a detailed review of your tax assessments, identifying discrepancies and opportunities for reduction. Our experts use market data and valuation techniques to build a strong reassessment case. We handle the appeals process, ensuring all required documentation is presented.

OUR PROCESS

1. INITIAL CONSULTATION

Understanding the property:

Discuss the asset and gather necessary property details.

Objective Setting:

Define what success looks like for you and outline potential savings.

2. PROPERTY AND TAX ASSESSMENT REVIEW

Document Collection:

Gather all relevant property information such as Surveys, Building Plans, and Age of improvements, Rent Roll, OPEX etc.

Expert Analysis:

Our team conducts a thorough analysis of your property assessments compared to current market conditions and similar properties. In addition, and if applicable, we will conduct an income approach to value, utilizing market cap rates. A surrounding development analysis will be performed to see if any new developments/improvements may be something to consider that would impact the property's value.

3. STRATEGY DEVELOPMENT

Recommendations:

Develop customized strategies for appealing your tax assessments.

Client Approval:

Present findings and proposed actions for client review and approval.

4. IMPLEMENTATION

Filing Appeals:

Handle all aspects of the appeal, including preparation and submission of necessary documentation.

Negotiations:

Engage with tax assessors and review boards to argue your case effectively.

5. RESOLUTION AND FOLLOW-UP

Outcome Review:

Discuss the results post-appeal and the amount of tax reduction achieved.

Future Strategies:

Plan for future assessments and potential appeals to ensure continued tax efficiency.

6. CONTINUOUS MONITORING

Annual Reviews:

Offer ongoing review services to keep your property taxes optimized as market conditions and tax laws evolve.

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