



Fixing A Tax Error For Surgical Hospital Finds \$56,000 In Savings

Executive Summary

PVS represented a surgical hospital that had seen almost a 70% increase in improvement value over the previous tax year's assessment, when there had been no significant facility upgrades.

Challenges

Clerical and technical errors in the Appraisal District's records, such as excessive gross square footage, can go overlooked and have huge consequences on the building's real property tax liability. If appraisal review steps are skipped and the error is not caught and corrected in a timely manner, the property can continually be taxed on an inflated appraised value. This also affects the property's Uniform and Equal valuation.

"The error correction resulted in over \$56,000 in tax savings."

How PVS Helped

PVS submitted a public records request to the Appraisal District, seeking clarity on what sparked the increase in the improvement value from the prior tax year. PVS reviewed the changes that occurred in the District's records and noticed there was duplication of square footage being appraised for a significant section of the facility. PVS filed a Motion for Correction of the Appraisal Roll under Tax Code Section 25.25(c).

Results

Upon presentation of evidence by PVS, the Appraisal District acknowledged the error during an Appraisal Review Board hearing and the ARB ruled to reduce the assessment. The error correction resulted in over \$56,000 in tax savings for PVS' client.