



Saving \$40,000 For A Kansas Senior Living Facility

Executive Summary

PVS provided a fresh look at the appraised value for an assisted living facility in Wichita, Kansas. PVS filed an appeal and had the error corrected for the present year and four prior tax years, obtaining a refund of nearly \$40,000 for our client.

Challenges

After a thorough review of the county's appraisal details, our real estate team caught a glaring error in the tax assessor's records that caused years of over-assessment and inflated property taxes. The county tax assessor had listed over 100 "units" of a gazebo on the property but had erroneously recorded the units as the "number of gazebos" rather than the gazebo's square footage. This clerical error led to an over-valuation of almost \$600,000 in market value, approximately \$10,000/year in property taxes.

Results

PVS was able to secure over \$40,000 in savings for the client.

How PVS Helped

PVS prepared an analysis of taxable value, explained position for tax reduction and explored and pursued all reasonable beliefs in this process. PVS filed an appeal and had the error corrected for the present year and four prior tax years, obtaining a refund of nearly \$40,000 for our client.

"We filed an appeal and had the error corrected for the present year and three prior tax years, obtaining a refund of nearly \$40,000 for our client."