MARSHALL STEVENS

# PROPERTY TAX AD VALOREM & UNITARY VALUE REPORTING & DISPUTES

Property taxes are applied "**ad valorem**", meaning based on the assessed value of the property. **Unitary Value** appeals are formal challenges against centrally assessed property tax valuations for interconnected corporate assets—such as railroads, utilities, and pipelines—treated as a single operating unit. To assure the reasonableness of property tax basis, it is vital to work with independent professionals who have the right experience and skillset to assist every step of the way.

We are experts in identifying problems and solving them. We have been called upon by our clients to solve complicated federal, state, and local tax issues and assist with their financial processes.

## Property Tax Services

The real property, personal property, and business valuation professionals at Marshall & Stevens provide independent opinions of value for property tax reporting and dispute.

Our team of full-time professionals have experience with the valuation of assets and enterprises in a great variety of industries including agriculture, automotive, data center, energy generation and distribution, food and beverage, healthcare, hospitality and gaming, manufacturing and distribution, office, retail, self-storage, technology, and vacant land.

The scope of work for ad valorem/property tax assignments includes, as required:

- site inspections
- listing and valuing assets including identifying ghost assets
- reviewing assessments made by taxing jurisdiction
- researching relevant market information
- performing valuation analysis pursuant to relevant regulatory standards
- preparing and presenting reports for appeal considerations
- providing expert witness and other litigation support services for formal appeals.

## EXPERTISE IN ACTION

Founded in 1932, Marshall & Stevens provides valuation consulting, transaction advisory, and litigation support services. The firm's specialists are relied upon by businesses, investors, and advisors for analyses utilized in complex transaction and legal matters.

## NEED ASSISTANCE OR WANT TO LEARN MORE?

### CONTACT FORM:

Scan the QR Code or click HERE to fill out our contact form and a specialist from our team will connect with you soon.

### AD VALOREM WEBPAGE:

To learn more about our Ad Valorem services and practice specialists, scan the QR Code or click HERE to visit our website.