

VALUATION & ADVISORY

PROPERTY TAX SERVICES

Real property taxes are often the largest line item expense for commercial properties. Review of assessments and tax liabilities can start the process to ensure a fair value thereby minimizing tax expenses and increasing an asset's value.

Cushman & Wakefield's Property Tax Services (PTS) team is comprised of senior-level professionals with national expertise. From tax planning to assessment appeals to litigation support, clients benefit from our experience managing the nuances of each jurisdiction's requirements, deadlines, and procedures.

Our PTS team is uniquely aligned with our Valuation & Advisory practice. This is valuable in determining if there is an opportunity for a reduction in value. In addition to being able to call upon our dedicated valuation professionals, each of our PTS team members have appraisal experience and a deep understanding of valuation methodologies.

In addition, our clients benefit from Cushman & Wakefield's entire global network. Our research teams deliver trends, forecasts, occupancy cost benchmarking, market entry advice, and peer group studies. Cushman & Wakefield's local market brokerage teams are also available for real-time information on leasing, sales, and development activity in a given market or industry. The data available to our team is unmatched in the industry.

Capabilities

Assessment Appeals

- Prepare, file and negotiate assessment appeals
- Provide expert valuation representation when negotiating with assessing authorities and appearing before local boards or courts

Litigation Management

- Oversee litigation process, including participation in negotiations

Due Diligence Tax Estimate

- Forecast change in assessment likely to occur based upon potential acquisition, new construction or other physical or economic change
- Calculate and project corresponding tax liability as a result of those changes

Our PTS Team Offers:

- Senior-level attention – each PTS advisor has decades of experience.
- Vast experience in a variety of property types and their complexities
- Familiarity with a wide variety of unique and complex portfolios
- High level of communication and contact by dealing directly with each PTS team member
- Tailored services including customized reports, as needed

Business Personal Property Tax Compliance

- Prepare & submit annual return
- Appeal
- Audit support and defense

Property Tax Forecasting

- Project annual assessments and tax liability