

Property Tax Review and Appeal Agreement

Please Review My Property Tax Assessment beginning with tax year 2015. There is no charge for your review and appeal unless my taxes are reduced.

Property Owner Name: _____

Property Address: _____

City: _____ State: _____ Zip: _____

Mailing Address (if different): _____

Phone: _____ Fax: _____ Email: _____

We hereby appoint PAR Residential as our agent to evaluate the assessed valuation for the above property, and any additional properties, the addresses of which we will furnish to PAR Residential. We further authorize PAR Residential to file appeals as may be necessary to obtain a reduction in the assessed valuation beginning in the Tax Year 2015. PAR Residential is delegated full authority to handle all matters relative to assessments, and to represent us with assistance of legal counsel and expert witnesses, if necessary, in the appeal process. **PAR Residential will undertake to obtain such reductions on a contingency basis without charge for its time and all expenses, including legal and appraisal fees.**

If the assessed valuation of the Property is reduced for any tax year as a result of PAR Residential's efforts, we agree to pay a commission equal to fifty percent (50%) of the tax savings for the year appealed and the year immediately following. **The term "Tax Savings" means the difference between the initial assessment and the final assessment multiplied by the applicable tax levy rate for the Tax Year.** Tax savings also includes interest received by us on any tax refund.

For Example: If the assessor's appraised value for 2015/2016 is \$500,000, and PAR Residential successfully reduces it to \$400,000 it would be an appraised value reduction of \$100,000. Assessed value, on which your taxes are based, is 19% of appraised value. So a \$100,000 reduction in market value would result in a \$19,000 reduction in assessed value (\$100,000 X 19% = \$19,000.) This reduction would generate a tax savings of \$1,235 per year using a tax rate of 6.5% (\$19,000 x 6.5% = \$1,235.00) and a commission of \$617.50 **for each year (2015 and 2016) in this example.**

PAR Residential will review the new tax assessment on the above property at each reassessment, every odd year, under the same terms, unless instructed otherwise by the property owner. You will be notified of our intent to review your property prior to you receiving your reassessment, at which time you can terminate this agreement without further liability, if cancelled prior to PAR Residential filing an appeal on your behalf for that reassessment. Each two year reassessment cycle is separate from each other, with the initial assessment value for that cycle being the value set by the assessor for that period.

The commission shall be payable by us upon receipt of invoice, which will be mailed once property tax rates are set and approved by St. Louis County in the fall of each Tax Year, or upon receipt of refund. The fee set forth shall be payable by us despite sale of the property. If we fail to pay the commission when due, we will pay interest on the amount owed at the rate of 1 1/2 % per month. If PAR Residential employs a lawyer to collect its commission from us, we will pay all its costs in so doing including a reasonable attorney's fee based on the normal hourly rate or fee of such attorney and the time expended by him or her, without regard to the amount involved.

The undersigned states that he/she is duly authorized and acting on behalf of all owners of the Property. This agreement shall be binding upon our heirs, administrators, successors and assigns.

I/WE THE UNDERSIGNED HAVE READ THIS AGREEMENT IN FULL. IT EXPRESSES MY/OUR COMPLETE UNDERSTANDING.

Signature(s) of Property Owner(s) and Date

Scott A. Wolpert, PAR Residential

Fax the signed agreement to Par Residential at 314-454-0502 or
Mail to: 7820 Maryland Ave, St. Louis, MO 63105

BOE AGENCY AUTHORIZATION FORM

St. Louis County Board of Equalization (BOE)
41 S. Central Avenue, Clayton, MO 63105

Real and/or Personal Property - All blanks must be completed legibly and in ink.

This is to authorize PAR Residential (company or agent name), to act on my/our behalf as my/our agent in the appeal of the assessment of the property/properties listed below, which is/are located in St. Louis County and is/are owned by the undersigned.

This agent is given full authority to handle all matters relative to the appeal of the assessment for the tax year 2015/16, and to represent me/us, with the assistance of legal counsel, if necessary, before the St. Louis County Board of Equalization.

Owner's Name: _____

Mailing Address: _____

Daytime Phone Number: _____

Email: _____

Owner/Authorized Signature: _____ **Date:** _____

Title (if Corporation): _____ (President, CEO, etc.)

Agent/Company Name: PAR Residential

Mailing Address: 7820 Maryland Avenue

St. Louis, MO 63105

Daytime Phone Number: 314-454-0505

Email: scott@parresidential.com

Agent's Signature: _____ **Date:** _____

Title (if Corporation): Partner (President, CEO, etc.)

Property Locator/Account Number(s): _____ **Property Address(es):** _____

RESIDENTIAL PROPERTY INFORMATION



Property Identification

Property Address: _____

Purchase/Appraisal Information

Date Purchased _____ Purchase Price _____

Please describe circumstances of sale (bank owned, short sale, property was listed with a realtor etc.)

Is the property rented? _____ If so, rent per month (per unit) \$ _____

Date of Last Appraisal (for refinance, etc) _____ Appraised Value _____

Please provide a copy of your sale contract, closing statement or any appraisal you may have from the last 3 years.

Building Characteristics

Home Size (sq ft.) _____ Basement finish (sq ft) _____ Story Height: _____

of Bedrooms _____ # of Baths _____ Basement (circle one): Full Partial None

Renovations and Additions

Have any of these rooms been updated since the home was built or after your purchase?

Please indicate by writing the *approximate year, what was done*, and the *cost* of the renovations below:

Kitchen: _____

Bathrooms: _____

Other Renovations (ie, siding, windows, flooring, etc) _____

Property Condition

Is the property in need of any major repairs such as roofing, heating, a/c, plumbing, electrical, etc? If yes, describe briefly and estimate the cost: _____

Any conditions in the surrounding properties or neighborhood that negatively affect the value of your property?

Would you allow a representative of the assessor's office to inspect the interior of your property? **Yes / No**

**PAR Residential will not share any of this information with the Assessor's office unless it is beneficial to your case.*