**THE 2014 PROPERTY ASSESSED VALUES ARE COMING**

In the next two months, property owners will be receiving their 2014 property assessed values. These values will determine the annual property tax amount incurred for 2014. Property taxes are a major business expense, impacting profitability and can be extremely time consuming.

Ambrose Tax Consulting has the full resources of Ambrose Appraisal Company which has over 20 years of experience in valuing commercial facilities. With a database of the most recent real estate data, we are able to persuasively build a case on your behalf against the appraisal district. We distinguish ourselves from other tax consulting firms by having sales data, rental data, and current market indicators that the appraisal district does not have.

***The assessed value placed on your property should be protested annually due to the changing market conditions*.** I believe that we are in a market that is very conducive to the substantial reduction in your assessed value. Our firm is uniquely qualified to best serve your interest and have determine specific areas in which local appraisal districts have overestimated assessed values.

Our professional services include comprehensive property tax needs including but not limited to the following:

* Filing Protests
* Comparable Sales Comparisons
* Income and Expense Comparables
* Unequal Value Analysis
* Present a Persuasive Case to the Appraisal District
* Monitor Relevant Policy and Legislative Changes

Most tax consultants are only using the data contained within the files of the appraisal district. With over 20 years of experience in valuing real estate, our resources not only include public information, but also real estate data from our own research department containing information the appraisal district is not aware of which allows us to build a persuasive case on our client’s behalf against the appraisal district.

In the event we are not satisfied with the results from the Appraisal Review Board, we would recommend obtaining tax relief through the appeal process–either through arbitration or mediation. We saved our clients an average of 25 percent in property taxes as a result of this process. Our fee for representing you in the appeal is solely based on the tax savings we achieve on your behalf. We incur all costs associated with the appeal included but not limited to count filing fees, attorney fees, appraisal fees, and other consultant fees.

We are not into volume, but value relationships. Most tax consultants work off high volume. We target business owners who acquire real estate and commit significant company resources to develop a winning strategy against the appraisal district. That is why we are able to achieve excellent results per account.

We track important trends in the commercial real estate market through our appraisal department. We use this tracking to method to provide a significant advantage for immediate tax savings for our clients.

