

VALUATION ADVISORY

APPRAISAL SERVICES FOR PROPERTY TAX APPEALS

Commercial property tax appeals rely on appraisals as essential tools and serve as a strategic approach to managing one of the largest operating expenses for commercial property owners, with taxing authorities often requiring an appraisal to consider an appeal.

The appraisal process plays a critical role in commercial property tax appeals by offering an accurate, independent evaluation of a property's fair market value. This objective assessment serves as key evidence to support appeals and ensures that property owners are not overpaying due to inflated valuations. Appraisal reports are crafted based on

thorough inspections and comprehensive analysis, incorporating market conditions, comparable property sales, income potential, and construction or replacement costs. These methodologies – commonly referred to as the market, income, and cost approaches – enable a detailed valuation tailored to the specifics of each property.

KIDDER MATHEWS ADVANTAGE

Kidder Mathews leverages decades of expertise and a proven track record in navigating the nuances of property tax appeals across the Western U.S. Our appraisers review municipal assessment methodologies and determine whether current market conditions and financial characteristics of the property have changed enough to warrant reductions in assessed value. This process is particularly vital in jurisdictions where assessments rely on mass appraisal techniques, which may overlook key factors like obsolescence, vacancy rates, or market shifts.

By partnering with a Kidder Mathews' seasoned professional, property owners can mitigate their tax liabilities, ensure fair assessments, and maximize investment performance.

2,600

APPRAISALS, CONSULTING, &
COST SEGREGATION ASSIGNMENTS
(3-YEAR AVERAGE)

26/7

MAI/CRE DESIGNATIONS

44

KIDDER MATHEWS APPRAISERS

NOTABLE PROPERTY TAX APPEAL & PORTFOLIO ASSIGNMENTS

UNIVERSAL STUDIOS PORTFOLIO

Prepared an appraisal for a tax appeal for Comcast Corp on Universal Studios Hollywood. Portfolio included 350 acres in Central LA comprising 7 million SF of improvements including offices, theme park, studios, Universal CityWalk retail center, and other assets. Worked for the taxpayer. Testimony was not provided due to a settlement.

TESLA AUTO MANUFACTURING PLANT

Provided market value appraisal and assessment appeal to Alameda County Assessor and Board of Supervisors for Tesla auto-manufacturing plant in Fremont (5 million SF). Additional consulting services were requested on behalf of client and conducted by team members.

AT&T PORTFOLIO

Valued more than 1,000 central office (CO) switching stations in California and Arizona for AT&T and Verizon. Also valued more than 4 million SF of administrative buildings for AT&T including the 1.8 million SF HQ building in San Ramon and their high rise in downtown San Francisco. Made one appearance before the State Board of Equalization.

LOCKHEED CAMPUS

Provided market value appraisal and assessment appeal for Lockheed campus comprising 4.1 million SF in Sunnyvale. Assisted in negotiations and presentation on behalf of ownership.

AT&T NETWORK OPERATIONS CENTER

Valued the 200,000-square foot AT&T internet Network Operations Center (NOPC) in Irvine CA. The work was prepared for the taxpayer and team-member testified before the Orange County Property Tax Appeals Board.

CHANDLER CHIP PLANT

Valued a 1.2-million-square foot chip plant in Chandler AZ. The plant was situated on a site of about 80 acres. The work was prepared for the Maricopa County Assessor. There was no testimony involved as the dispute settled.

PHELPS DODGE CORPORATION PORTFOLIO

Valued all the residential and commercial properties owned by Phelps Dodge Corporation in Bagdad, AZ. The properties were a company-owned town for mine employees. The properties included about thousand homes and the shopping district in the community. The valuation was conducted for the taxpayer and expert testimony was provided before the Arizona State Board of property Tax Appeals.

SELF-STORAGE FACILITY

Prepared a tax appeal as an advocate for a 250,000-square foot self-storage project in Lake Havasu City, AZ. The work was performed for the taxpayer.



Contact

BRIAN HATCHER

President & COO
206.296.9600
brian.hatcher@kidder.com

RANDALL CLEMSON

Executive Vice President
Valuation Advisory Services
602.513.5158
randall.clemson@kidder.com

KIDDER.COM

