

Is Your Office Building Overtaxed?

What California Office Owners, CFOs and Asset Managers Need to Know

\$61M+

Saved for CA clients

95%

Win rate

No fee

unless we win

Many Office Assessments No Longer Match the Market

Under Proposition 13, assessed values are locked in at the purchase price and only adjusted downward under Proposition 8 when fair market value falls below assessed value. For many office buildings purchased or refinanced over the last decade or more, today's assessed value bears little relationship to current market value. In some markets, assessments still reflect valuations from 15 to 20 years ago.

California office building owners are paying more in property taxes than they should be because assessments are based on a dynamic market that no longer exists.

Common Causes of Office Over-Assessment

Post-pandemic office valuations declined sharply as vacancy climbed, rents fell, and cap rates expanded. Yet many Assessors continued applying annual increases of up to 2% on already-inflated base year values. Common scenarios:

- Property purchased at peak pricing based on pre-2020 market conditions
- Vacancy, lower rents or higher concessions reduced net operating income
- Cap rates rose with interest rates, so values fell even for fully leased and government-leased buildings
- Purchase price exceeded fair market value, locking in an inflated base year assessment

What a Successful Appeal Recovers

A reduced assessed value lowers your annual tax bill going forward. In California, the property tax rate is approximately 1.15% of assessed value, so every \$1,000,000 reduction saves roughly \$11,500 per year. For a \$20,000,000 office building overassessed by 25%:

Item	Illustrative Example
Assessment reduction	\$5,000,000
Annual tax savings (at 1.15%)	\$57,500 / year
5-year cumulative savings	\$287,500

The CRE Tax Appeal Difference

CRE Tax Appeal does one thing: commercial property tax appeals in California. Our principals trained under MAI-designated appraisers, have represented over \$3.7 billion in property value, and have appeared before Assessment Appeals Boards across California for nearly two decades. We work on contingency: no upfront cost, no fee unless we win.

"Brett and Joe help Sunroad Enterprises ensure that our property taxes are fair. I am very happy with the results they have created. They are experts on property tax, and we enjoy consulting with them on property tax issues."

Jim McLennan, Sunroad Enterprises, San Diego, California

"CRE Tax Appeal has delivered unmatched results handling our real estate appeals in Southern California. Facing a decade of backlogged appeals in LA County, CRE delivered results exceeding anything we had previously achieved internally or using outside firms. To date, they have achieved \$2.5M in savings and relentlessly pursued refunds to ensure every dollar is collected. Our tax team at Macy's highly recommends CRE for their abilities and excellent client service."

Michael Clary, Macy's

How It Works

Step 1: Request a free property review. We compare your assessment with current market data and walk you through the numbers in a 15-minute call. **Step 2: We file and manage the appeal.** After a short agreement and agent authorization, we prepare the valuation, negotiate with the Assessor, and represent you before the Assessment Appeals Board. **Step 3: You receive your refund.** Once the county issues your tax savings, we invoice a percentage of the recovery.

Know Your Filing Deadline

Decline-in-value appeals are filed each year from July 2 to November 30 in most California counties; some counties close September 15. Base Year and supplemental appeals have their own deadlines, so the sooner we review your property, the more we can recover.

Get Your Free Property Review Today

Or call us at 858-505-8065 | cretaxappeal.com/free-property-review

No upfront cost. No fee unless we win.