

# Property Tax Review and Appeal Agreement

**Please Review My 2011/2012 Assessments. I understand there is no charge for your review and appeal unless my taxes are reduced.**

**Property Owner Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

We hereby appoint PAR Residential as our agent to evaluate the current assessed valuation for the above property, file appeals as may be necessary to obtain a reduction in the assessed valuation for the Tax Years 2011 and thereafter, whether by a decrease in the appraised market valuation thereof or any other recognized legal means. PAR Residential is delegated full authority to handle all matters relative to assessments and to represent us with assistance of legal counsel, 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.

If the assessed valuation of the Property is reduced for any of the Tax Years following the date hereof as a result of PAR Residential's efforts, we agree to pay a commission equal to fifty percent (50%) of the tax savings **for each Tax Year reduced**. The term "Tax Savings" means the difference between the initial assessment and the final assessment multiplied by each 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 2011/2012 is \$500,000, and it is reduced to \$400,000 that would be a reduction of \$100,000 **for each year**. Assessed value, on which your taxes are based, is 19% of appraised value, so the assessed value would be reduced by \$19,000 ( $\$100,000 \times 19\% = \$19,000$ .) Using an average tax rate for residential property of 6.5% would generate a tax savings of \$1,235 per year ( $\$19,000 \times 6.5\% = \$1,235.00$ ) and a commission of \$617.50 **for each year (2011 & 2012)**. Note, that tax rates will fluctuate each year, and commissions for each year will be based on actual rates.

The commission for each year 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. 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: 4661 Maryland Avenue, Suite 200, St. Louis, MO 63108

# RESIDENTIAL PROPERTY INFORMATION



## Property & Contact Identification

Property Owner Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

## Purchase/Appraisal Information

Date Purchased \_\_\_\_\_ Purchase Price \_\_\_\_\_  
Date and Purpose of Last Appraisal \_\_\_\_\_ Appraised Value \_\_\_\_\_  
Please describe circumstances of sale (bank owned, short sale, property was listed with a realtor etc.)  
\_\_\_\_\_  
Please provide a copy of your sale contract, and closing statement or any appraisal you may have done in the last 3 years.

## Building Characteristics

Property Type: \_\_\_\_\_ (Single Family Home, Villa, Condo, etc.)  
Year Built: \_\_\_\_\_ Lot Size: \_\_\_\_\_ Home Size (sq ft.) \_\_\_\_\_  
Number of Bedrooms \_\_\_\_\_ Number of Bathrooms \_\_\_\_\_  
Basement (full, partial, or none) \_\_\_\_\_

## Renovations and Additions

Have any of these rooms been updated since the home was built? Please indicate by writing the approximate year and cost of the renovations below:

Kitchen \_\_\_\_\_ Bathrooms \_\_\_\_\_  
Finished Basement \_\_\_\_\_ Finished Attic \_\_\_\_\_  
Other Renovations (ie, siding, windows, flooring, etc) \_\_\_\_\_

## Property Condition

Is the property in need of any major repairs such as roofing, parking, environmental, heating, a/c, code violations? If yes, describe briefly and estimate the cost. \_\_\_\_\_  
\_\_\_\_\_  
Any other conditions that may have a positive or negative impact on value? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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? **Y** **N**

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 \_\_\_\_\_ (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 \_\_\_\_\_, 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:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_  
\_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_

**Email:** \_\_\_\_\_

**Agent's Signature:**  **Date:** \_\_\_\_\_

<b>Property Locator/Account Number(s):</b>	<b>Property Address(es):</b>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____