

**Boyle Appraisal Group
390 Boston Post Rd.
Madison, CT 06443
Phone (203)245-3631, Fax (203) 245-8900**

www.boyleappraisal.com

**Tax Appeal Appraisals
Effective 01/01/07**

Tax appeal appraisals performed on general purpose form suitable for non-lending purposes. Standard fee for appraisals performed for tax appeals is \$500. The appraisal is performed under the supposition that the case will go to trial and is prepared with utmost care and attention to detail.

Interior inspection is required for these appraisals and turn around time is typically in the 1-2 week range due to exhaustive comparable search.

After inspection, a range of value is developed and can be communicated to client to determine if appraisal should go forward based on likely value estimate vs. assessment value. If client wishes to stop work at this point the fee will be \$200; the written report will not be completed unless desired, however a statement of value range can be issued as a restricted use appraisal. If full report is issued, the full fee will be charged regardless of value estimate.

Alternatively, an exterior appraisal can be performed to arrive at a written value estimate which can be used for tax appeal or revaluation hearings. The fee for exterior only appraisals is \$350 and these can typically be finished more quickly – usually within 1 week. If the case goes beyond the board of assessment appeals, an interior inspection is strongly recommended, and the appraisal should be converted to an interior appraisal. The fee for the full, interior appraisal in this case is an additional \$250. Exterior appraisals are recommended only in the interest of time.

Appraisal is performed as of date of revaluation and comparables are developed with this date in mind. All data from homeowner is considered and incorporated into report at the sole discretion of the appraiser.

The appraiser is available for any court appearance or board of assessment appeal hearing. The fee for such appearances is a minimum of \$100 with an hourly rate of \$100.

Appraiser requests 3 day notice for any hearing or court appearance. Any hearing or appearance cancelled by 5:00PM of the day preceding the appearance incurs no charge, however cancellation after that point incurs a fee of \$100..

Full trials, when necessary, are charged at \$350 for a half day. In the event that the trial continues after 1:00 PM, the fee for the trial is charged at \$700. Full trial fees include review of opposing appraisals, consultation with counsel, and additional field work that may ensue based on information not previously known.