

Real Property Tax & Condemnation

Real property taxes are some of the most significant expenses facing our clients. Our attorneys work to save clients substantial sums in real property taxes and establish realistic and accurate valuations of their real property and improvements.

Our attorneys successfully negotiate and litigate complex condemnation and tax-reduction cases for numerous energy, utility, industrial, and commercial clients. We have also represented governmental and private condemners to acquire property by eminent domain for numerous major projects and have litigated just compensation valuation cases. Our experience litigating and negotiating these cases spans many decades and covers all forms of real property valuation, including commercial properties such as apartment buildings, electric-generating and transmission facilities, environmentally damaged properties, hotels, industrial facilities, malls, shopping centers, strip plazas, mining operations, and special franchises.

We provide clients with creative resolutions of real property tax burdens, which often involve complex negotiations with various levels of municipal government, project-financing issues, economic development programs, and frequent interaction with industrial development agencies throughout the state. Our attorneys regularly negotiate and craft proactive settlement agreements to meet the needs of both our clients and the communities in which they operate. We have extensive experience in obtaining tax exemptions and determining intangible valuation and functional and economic obsolescence at industrial facilities.

Our attorneys are intimately familiar with the equalization processes administered by states. We have ongoing interaction with both state and local assessors and are well versed with the assessment processes throughout most of the country.