



From \$307K to \$51K

Strategic Correction Motions for Specialized Properties

Intro

Property tax assessments for specialized assets like healthcare office properties often rely on generalized assumptions about income, occupancy, and tenant mix. When those assumptions fail to reflect the property's actual performance, the result can be a valuation that significantly overstates the asset's true taxable value.

In many cases, these discrepancies are discovered after the annual protest deadline, leaving property owners unsure whether any remedy remains. Correction motions provide a path to address these errors, but they require precise statutory grounding and carefully documented evidence to succeed.

This case study demonstrates how Republic Property Tax leveraged its expertise in correction motions to challenge an inaccurate valuation for a healthcare office property in Fort Bend County, achieving a dramatic reduction in assessed value through a targeted, evidence-driven approach.

Problem

A healthcare office property in Fort Bend County received an assessed value of \$307,525, a figure that did not align with the asset's actual income performance or tenant profile. The appraisal district relied on assumptions that were inconsistent with market realities, resulting in an inflated assessment.

By the time the discrepancy was identified, the standard protest window had already closed. Most firms would have considered this a lost opportunity, as post-deadline challenges often require deep statutory knowledge and procedural precision, qualities many firms lack. However, for the property owner, pursuing a correction motion presented the only path to recapture significant overvaluation.



Solution

Republic Property Tax treated the correction as a technical legal matter rather than a routine protest. Our team conducted a comprehensive review of lease structures, income performance, and property classification, uncovering statutory grounds for a correction motion.

We filed a targeted correction motion supported by thorough documentation, including financial evidence and market comparables, ensuring the case was defensible at every stage. The file was prepared with arbitration or litigation readiness in mind, reflecting RPT's commitment to pursuing post-deadline cases and confidently challenging any district pushback. This method demonstrates how we differ from most firms: we understand the correction statute, we take on post-deadline challenges, and we build cases with litigation confidence.



TOTAL REDUCTION OF
\$256,669
 MORE THAN
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 OF THE ORIGINAL
 ASSESSMENT



Results

The correction motion reduced the assessed value from \$307,525 to \$50,856, achieving a **total reduction of \$256,669, more than 80% of the original assessment.**

This outcome not only delivered substantial immediate savings but also highlighted the importance of approaching correction motions as a legal and technical strategy, rather than a routine protest. Without RPT's expertise, such a dramatic reduction would have been unlikely.

About Republic Property Tax

Republic Property Tax specializes in correction motions and complex post-deadline valuation challenges. While most firms focus on routine annual protests, RPT has developed deep expertise in identifying and correcting material valuation errors even after standard protest deadlines have passed.

Successful correction motions require strong statutory knowledge, precise documentation, and a litigation-ready approach. Republic Property Tax treats these cases as technical legal matters, reconstructing accurate financial data, identifying clear statutory grounds, and preparing evidence that can withstand formal hearings or arbitration if necessary.

Many firms avoid correction motions because they lack familiarity with the correction statute, prefer to avoid post-deadline cases, or are reluctant to escalate matters beyond informal discussions. Republic Property Tax takes a different approach. By combining valuation expertise with procedural discipline and litigation readiness, RPT helps property owners recover significant value that would otherwise remain locked into inaccurate assessments.

Even after the protest deadline, your property may have options.

Explore your options with a no-obligation exploratory call at 713-609-9430, or connect with us online.

Contact us