



\$1.19M Saved

Correcting Industrial Property Valuation Errors

Intro

Industrial properties often involve complex valuations that include multiple components such as land, building improvements, equipment, and taxable personal property. When these elements are misclassified or valued using incorrect assumptions, the resulting assessment can significantly overstate the property's true taxable value.

When errors like these are discovered after the protest deadline, property owners may assume their options are limited. However, correction motions can provide a path to address material valuation errors, provided the case is supported by clear statutory grounds and carefully documented evidence.

This case study illustrates how Republic Property Tax identified and challenged inflated valuation components on an industrial property in Ellis County. By filing a well-supported correction motion and preparing the case for formal review if necessary, RPT was able to secure a substantial reduction in assessed value while correcting the property's taxable basis going forward.

Problem

An industrial property in Ellis County was assessed at \$3,694,390, a figure inflated due to improper valuation of improvements and personal property components. The appraisal district's methodology overstated the taxable value, creating a significant financial burden for the property owner.

Because the overvaluation was identified after the standard protest period, a routine protest was not an option. Many firms shy away from post-deadline cases, either due to limited familiarity with the correction statute or reluctance to engage in litigation-level preparation. For the property owner, recovering fair value required a strategic, technical approach that could withstand escalation.



ASSESSED AT
\$3,694,390



Solution

Republic Property Tax treated the correction as a technical legal matter, not a routine assessment challenge. We filed a correction motion that addressed improper valuation methodology and inconsistencies in asset classification.

Our team prepared revised schedules and supporting documentation, ensuring the case could move to a formal hearing if the appraisal district did not agree to a correction. This approach underscores RPT's differentiators: we fully understand correction statutes, we pursue post-deadline challenges, and we document every step with litigation readiness, protecting the property owner's position at every stage.



TOTAL REDUCTION OF
\$1,194,390

Results

The correction motion reduced the assessed value from \$3,694,390 to \$2,500,000, achieving a **total reduction of \$1,194,390**.

Beyond the immediate financial relief, the corrected assessment reset the property's taxable basis for future years, providing lasting value. By approaching the matter as a technical, litigation-ready strategy, Republic Property Tax delivered results that most firms would have been unable, or unwilling, to secure.

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