



Recovering \$9.8M: How a Correction Motion Unlocked Value for a Multifamily Property

Intro

Property tax errors aren't always discovered during the standard protest window. When valuation issues surface after deadlines have passed, property owners often assume there is little they can do to correct the assessment. In reality, **correction motions** provide a powerful, but highly technical, path for addressing significant valuation errors.

Republic Property Tax specializes in these complex post-deadline cases. By combining detailed financial analysis with deep knowledge of the correction statute, Republic Property Tax is able to challenge inaccurate assessments even when traditional protest options are no longer available.

The following case study highlights how Republic Property Tax successfully used a correction motion to address a major overvaluation for a multifamily property in Waller County, recovering nearly \$10 million in excess assessed value and resetting the property's taxable baseline moving forward.

REPUBLIC PROPERTY TAX
RECOVERED NEARLY

\$10
million

IN EXCESS ASSESSED
VALUE

Problem

A multifamily property owner in Waller County discovered a substantial overvaluation on their property tax notice. The appraisal district had relied on incorrect income assumptions and flawed modeling in its income approach, resulting in an inflated valuation of \$32,823,850.

Unfortunately, the discrepancy was identified after the standard protest deadline had passed, meaning a traditional protest was no longer an option. Many property tax firms would have avoided pursuing the matter at this stage, either due to limited understanding of the correction statute or discomfort with post-deadline litigation. However, for the property owner, recovering the overpaid taxes required a deeply technical approach that went beyond routine protests.



Solution

Republic Property Tax approached the case as a technical legal matter, not a routine challenge. We initiated a formal correction motion based on a material valuation error, demonstrating that the appraisal district's assessment substantially overstated the property's market value.

Our team reconstructed the actual net operating income (NOI) and applied a market-based capitalization rate, exposing structural inaccuracies in the district's income approach. Every step of the process was documented with litigation-level rigor, ensuring that if the appraisal district contested the correction, the case could be escalated confidently. This approach reflects how Republic Property Tax differs from most firms: we fully understand the correction statute, are willing to pursue post-deadline cases, and are prepared to litigate if necessary, preserving maximum leverage for the property owner.



TOTAL ASSESSED VALUE
REDUCTION OF
\$9,823,850



Results

The correction motion successfully reduced the property's assessed value from \$32,823,850 to \$23,000,000, achieving a **total assessed value reduction of \$9,823,850**.

Beyond immediate tax savings, this adjustment reset the property's taxable baseline, providing ongoing value to the owner in future tax years. By treating the correction motion as a technical, litigation-ready strategy, Republic Property Tax delivered results that most other firms would not have been able, or willing, to achieve.

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, Republic Property Tax 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, Republic Property Tax 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