

Old Braeswood Resource List for Property Tax Protests

Companies* that can represent you in a protest to the Harris County Appraisal District:

*(*These companies have been used by Old Braeswood residents in the past and are listed here as a resource for your tax protest. Old Braeswood POA makes no endorsements, representations or assurances about any of the following providers. We strongly encourage you to conduct your own research about these firms and other reputable firms servicing the Houston area. The “success percentages” reflect informal input from Old Braeswood residents who have used these resources in the past and are based on limited data. Of course, you are free to represent yourself in your HCAD tax protest.)*

1. Novotny (33% success). They will provide a discounted fee of 40% contingency to members of Old Braeswood. Make sure to ask for the discount if you use Novotny and identify yourself as living in Old Braeswood.
 2. O’Connor (43% success) – This firm is currently under indictment from the Texas Attorney General for deceptive trade practices. Warning: some residents reported having had difficulties being released from their perpetual contract with O’Connor.
 3. Harding and Carbone (two people used them and reported no reduction in appraised value)
 4. J E Riley (50% success, used by two people)
 5. B R Lawson (100% successful, one person used them) Small firm that quotes an overall success rate for their business of 85%.
 6. Marvin F. Poer & Co. (100% success and two people used them)
 7. J M Vega & Assoc. (100% success and one person used them)
 8. DLC Enterprises. (One person used them and no reduction in appraised value.)
 9. Property Tax advisors (100% success and one person used them)
 10. Karen Pace: Property tax consultant used and suggested by Buddy Steves. Gives advice on probability of success before taking an engagement. Karen can do a fair market value protest or unequal appraisal protest.
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1. All the success numbers are for 2008 and only for Old Braeswood unless otherwise noticed.
 2. These companies may charge a flat fee, a fee based on the amount they save a tax payer (a contingency fee), or a combination of a flat fee and a contingency fee.

Here is a list of appraisers if you want to have a certified appraisal of your home to offer as evidence of market value instead of doing your own analysis:

1. Eddie Miller 713-450-1911; \$350 (\$450 with the land and improvements separated). Miller was very responsive and came highly recommended. See the attachment. He also sent me the attached checklist which he obtained from an acquaintance at HCAD. He said that an appraisal would cost \$350 (\$450 with the land and improvements separated).
2. David Brooks 713-952-1989; and
Brooks was very knowledgeable on our neighborhood and knew a lot about specific properties already. He also said it may be less expensive to use someone like him as a consultant rather than a certified appraiser. He charges \$500.

3. Bob Bradley 713-954-2088.

Bradley is reputed to be a very good inner loop appraiser. Clearly competent. He charges \$500.

4. Frank Santos 832-242-1001

Very responsive and came highly recommended. He has done a lot of appraisals in Old Braeswood and is very customer focused. He charges \$375.

Here are two firms that can assist if you plan to go to binding arbitration or file a law suit in district court.

1. Walter McFadden at Harding and Carbone 713-664-1215

a. Harding and Carbone can also assist in executing a protest through HCAD.

b. **Harding and Carbone is not a law firm.** They can represent people in mediation and can assist individuals who are suing on their own behalf in district court with filing the law suit, answering interrogatories, preparing documentation, requesting documentation from HCAD, and negotiating with HCAD attorneys. An initial consultation would cost between \$100 and \$200 and representation in mediation or in preparation and navigation in a law suit a property owner files on their own behalf would cost \$400 to \$500. If you do choose to obtain legal counsel for binding arbitration or for a law suit in district court, Harding and Carbone will recommend a reputable law firm to assist in your efforts.

2. Greg McClelland at McKenney & Associates 713-688-0199

McKenney and Associates is a law firm that specializes in property tax litigation for both residential and commercial properties. The fee for filing a law suit or binding arbitration, document production (not including obtaining a professional appraisal), interrogatories, etc, right up to appearing in court is in the range of \$1000 plus a \$300 fee for filing the law suit. Their web site is <http://texaspropertytaxlaw.com/>