



AV Assessment Valuation
SERVICES

—
**Real Estate Tax Consulting
Business Specializing in
Property Tax Reduction
Since 1987**

AVS Business Rating: A+



Why pay more than your share?

GET A FREE PROPERTY
ANALYSIS AT AVSLLC.BIZ

Property owners and tenants don't protest their assessed market values for many different reasons. Time constraints, lack of know how, and assessor intimidations are just some of the reasons.

It is vitally important that property owners and tenants, large or small, are assessed fairly. An excessive assessment can impact the performance of a property for years.

The property tax environment across the nation is becoming increasingly sophisticated. Many property owners and tenants have not taken full advantage of the opportunities available to them. Analyzing market values takes experience, and when done properly, it allows owners and tenants to take full advantage of any reductions in their assessed market values to which they may be entitled.

Assessment Valuation Services (AVS) has the experience and technology available to properly analyze real estate values, hence we provide our clients with the necessary information to make educated decisions in a complex market.

An in-depth knowledge of the property tax climate and commercial real estate market allows AVS to reduce your assessed market value, which in turn reduces your property tax bill. We look forward to serving you soon.

Each year AVS files appeals on commercial and income producing properties including:

- + Apartments
- + Office/Warehouse
- + Retail
- + Shopping Centers
- + Hotels/Motels
- + Restaurants
- + Manufacturing Facilities

AVERAGE TAX REDUCTION

15%

Based on original tax amount

AVS welcomes the opportunity to review the market value of your property.

We have over 29 years of experience in all facets of commercial real estate and have handled hundreds of property tax matters for our clients. We have a strong desire to put our experience to work for you. We apply each valuation method to your property to determine if it is entitled to a reduction in the assessed market value.

We compile the data and present it to the proper authorities to secure the appropriate reduction through informal negotiation and/or filing a property tax appeal.

We fully recognize the complexity involved, and the thoroughness that is required, to secure an appropriate reduction in the market value. We are qualified to act as your exclusive agent by virtue of our extensive knowledge and experience in the commercial property tax market.

Procedure for reviewing assessed value



COMPILE

Review of information

To determine whether the estimated market value of an income-producing property is excessive we normally review the following information*:

- Tax statements for current and previous years' taxes.
- Income and expense statements for previous two years and current year (year-to-date).
- Rent rolls as of January for previous year and current year.
- Leases and/or Lease summaries.
- Purchase agreement (within last five years).
- Construction costs or improvement costs (within last five years).
- A description of the physical aspects of the property and/or site inspection.

Key advantages to retaining AVS

We care...

about our clients and the quality of service we provide. Not only because we're professionals, but because strong, positive business relationships based on proven performance are key to our success.

We are competent...

and it shows. We are proud to say that we have reduced valuations and saved thousands of dollars for our clients on hundreds of properties. Our list of clients is extensive and includes many different property types. A list of references is available upon request. AVS has a A+ rating by the Better Business Bureau of Minnesota and North Dakota.

We make it easy...

for you. Once AVS has received the property data from you, we handle the rest.

* Additional information may be required. We will notify you of the specific information needed to evaluate your property.

Filing an appeal

After the information has been reviewed, we will contact you with a recommendation regarding whether a tax reduction should be pursued.

If no action is taken regarding a current assessment, future assessed market values may, however, still be in question. We will continue, at your request, to review new information for future years.

If a decision is made to pursue a reduction, AVS will take appropriate action before the deadline and maintain statute compliance.

NEGOTIATIONS WITH ASSESSOR

Procedures for negotiating with assessors vary from taxing jurisdictions and from state to state. There are situations which require multiple inquiries to ensure a valuation matter gets properly handled. There are also situations and/or jurisdictions where little or no negotiations are allowed with the assessors. In those instances, appealing to the proper authority becomes the focus. Whatever the case may be, we stay in contact with you regarding each matter being handled, keeping you informed of steps being taken.

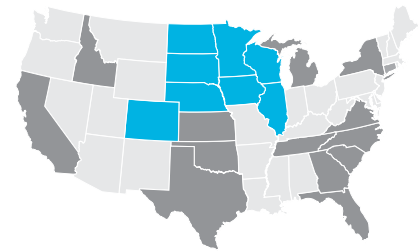
SETTLEMENT PROCEDURE

If the taxing jurisdictions' procedure affords the opportunity to discuss a pending settlement offer with you, every effort will be made to discuss the offer. Some taxing jurisdictions and/or situations require taking the matter to the next procedural level if you are not satisfied with the outcome. Regardless of the procedure, AVS will discuss the process with you. If you are satisfied with the outcome, the necessary paperwork will be reviewed and/or filed to ensure the correct changes are made to your records, accurately reflecting the settlement.



Compensation to AVS will be in the form of a contingency. Our fees are based solely on our performance for you. We collect only a percentage of the tax dollars saved.

States served



Primary:

Colorado, Illinois, Iowa, Minnesota, Nebraska, North Dakota, South Dakota, Wisconsin

Others:

California, Connecticut, Florida, Georgia, Idaho, Kansas, Michigan, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia.

Tax Savings:

In most states the reduction in assessed value will affect the proceeding tax bill. This will save you money in one or more years depending on the reassessment cycle defined in a jurisdictions' tax code and/or market movements.

We are confident that AVS is the best choice to represent you in appealing your assessed market value. We look forward to serving you soon!



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