

Property Tax Appeal Deadline Calendar

State	County/Jurisdiction	Month	Appeal Deadline
Alabama	Varies	April - September	April - September (30 days from notice date)
Alaska	Varies	January - April	January - April (30 days from notice date)
Arizona	Varies	March - May	March - May (60 days from notice date)
Arizona	Maricopa County	April	April 25th
Arkansas	ALL	August	Third Monday in August
California	Varies	September, November	September 15th or November 30th
Colorado	ALL	June	June 8th
Connecticut	Varies	February	Typically February 20th
Delaware	Varies	January, March, April	January 31st, March 15th, or April 1st
Florida	Varies	September	September (25 days from notice date)
Georgia	Varies	May - August	May - August (45 days from notice date)
Hawaii	Hawaii, Maui	April	April 9th
Hawaii	Honolulu City and County	January	January 15th
Hawaii	Kauai	December	December 31st
Idaho	ALL	June	Fourth Monday in June
Illinois	Varies	April - December	April - December (30 days from notice date)
Illinois	Cook County	March - December	March - December (varies by township)
Indiana	ALL	June	June 15th
Iowa	ALL	April	April 30th
Kansas	ALL	March	March 31st
Kentucky	ALL	May	Third Monday in May, but informal conference must be held with the county during the two weeks prior
Louisiana	Varies	August, September	August - September
Maine	Varies	December - February	December - February (185 days from commitment date)
Maryland	Varies	December, February	December 31st for off-cycle properties; February 10 th for in-cycle properties
Massachusetts	Varies	February, October - December	February 1st for jurisdictions with quarterly payments; October - December for jurisdictions with semi-annual payments
Michigan	ALL	May	May 31st (Michigan Tax Tribunal)
Minnesota	ALL	April	April 30th (Minnesota Tax Court)
Mississippi	Varies	August	Typically the first week in August
Missouri	Varies	July	Typically the 2nd Monday in July
Montana	Varies	-	30 days from notice date

VALUATION & ADVISORY | PROPERTY TAX APPEAL DEADLINE CALENDAR

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Nebraska	ALL	June	June 30th
Nevada	ALL	January	January 15th
New Hampshire	ALL	March	March 1st
New Jersey	Varies	April, May	April 1st; May 1st when there is a townwide revaluation
New Mexico	Varies	April, May	April - May (30 days from notice date)
New York	Varies, excludes NYC	May	Typically the 3rd and 4th Tuesdays in May
New York	NYC Boroughs	March	March 1st
New York	Nassau County	March	March 1st
North Carolina	Varies	March - June	March - June (30 days from notice date)
North Dakota	ALL	November	November 1st
Ohio	ALL	March	March 31st
Oklahoma	Varies	May	Later of first Monday in May or 30 days from notice date
Oregon	ALL	December	December 31st
Pennsylvania	Varies	August, September	August 1st or September 1st
Pennsylvania	Allegheny County	April	Typically April 1st
Rhode Island	Varies	October - December	October - December (90 days from notice date)
South Carolina	Varies	January	90 days from notice date for reassessment counties; January 15th for non-reassessment counties
South Dakota	Varies	March, April	March - April
Tennessee	Varies	June	30 days from notice date or by June 1st
Tennessee	Davidson County	June	Mid-June
Tennessee	Shelby County	June	Typically the last working day in June
Texas	Varies	May	Later of May 15th or 30 days from notice date
Utah	Varies	September	Later of September 15th or 45 days from notice date
Vermont	Varies	May - July	May - July (14 days from notice date)
Virginia	Varies	April	Typically April; 15-30 days from notice date
Virginia	Arlington County	March	Typically the first week in March
Washington	Varies	July	Later of July 1st or 30 or 60 days from notice date
District of Columbia	ALL	April	April 1st
West Virginia	Varies	February	Typically February (60 days from notice date)
Wisconsin	Varies	April - September	April - September
Wisconsin	Milwaukee	May	Third Monday in May
Wyoming	Varies	April, May	April - May (30 days from notice date)

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Property Tax

Newmark's Property Tax group offers owners, investors and developers a specialized approach to property tax management and minimization.

Our property tax experts possess comprehensive knowledge of local markets with support from our in-house MAI-designated appraisers and professionals in more than 100 Newmark offices across the country.

We support our clients through every stage of the property life-cycle, from pre-acquisition and construction, to annual assessment reviews/appeals and management, through to disposition.

With our close alignment with Newmark's Capital Markets and Global Corporate Services, along with Newmark's unrivaled Research Department, we have real-time access to market transaction activity and trends in every US market, allowing our Property Tax professionals to customize tax solutions to each client's unique needs.

Our comprehensive offerings encompass a diverse array of assignments:

Assessment Appeals

Our property tax practitioners leverage our powerful V&A platform as well as local expertise and relationships to deliver optimal assessment results for our clients

Forecasting/Budgeting

We recognize the importance of the annual budgeting process to our clients and tap into local expertise to forecast the most realistic budgets possible

Due Diligence Property Tax Estimates

When our clients are in the pre-acquisition or predevelopment process, our team's expertise and access to empirical market data allow us to formulate reasonable tax estimates that enable our clients to make informed decisions

Litigation Management

In the event that litigating an assessment appeal is cost-effective, we continue to advocate on our clients' behalf, coordinating and managing the process to ensure that their best interests are served

Co-Sourcing

Our team can help a client manage the administrative burdens of tracking assessments, tax bills, appeal deadlines and tax refunds—freeing up client resources for other important tasks



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At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

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