



How to Review Your Assessment Notice

By Tom Horn – Birmingham Appraisals

Use this one-page checklist to make sure your Alabama property assessment is accurate. A quick review now can help you catch mistakes and avoid overpaying taxes.

1. Check Your Notice Details

Verify your name, address, and parcel number.

Confirm the property class (Class III for owner-occupied homes).

Compare the new assessed value to last year's value.

2. Compare With Market Reality

Check recent nearby sales similar in age, size, and condition.

If your home's value is much higher than others, make a note.

Consider if any major updates or additions could have raised value.

3. Apply the 7% Cap Rule

If your assessed value rose more than 7%, confirm your home qualifies for the cap.

The cap applies to owner-occupied homes, farmland, and timberland.

4. Know Your Deadlines

Appeals are typically due within 30 days of notice in Jefferson and Shelby Counties.

Visit your county Board of Equalization website for current forms and instructions.

5. Stay Organized

Keep copies of your notice, appeal forms, and supporting evidence.

Write down all dates and confirmations for your records.

Need professional help reviewing your property value? Contact Tom Horn, Residential Real Estate Appraiser — Jefferson & Shelby Counties, Alabama.

Phone: 205-243-9304 | Email: tom@birminghamappraisals.com | Web: www.birminghamappraisals.com