

# REAL ESTATE TAX APPEAL SERVICES

In order to succeed in an assessment appeal, you need seasoned counsel with a strong command of valuation law as well as appraisal standards and practices. Ballard Spahr's real estate valuation litigation practice is a national leader because it draws on the strengths of the firm's industry-leading real estate practice and its award-winning litigation practice. Our attorneys use their deep real estate knowledge and exemplary litigation skills to help clients in jurisdictions throughout the country lower their tax burden. Given the current market environment, parties with an interest in real property must focus more than ever on the impact of rising tax rates and falling market values. Whether as an owner-operator, a long-term lessee, a developer, an investor or a lender considering or taking action to recover collateral, the impact of the tax valuation of the underlying asset can be critical.

## LOCAL PRESENCE. NATIONAL STRENGTH.

Ballard Spahr has firm-wide experience in real estate tax matters from the southwest to the northeast, serving clients across industries, including:

- REITs
- Real estate developers and investors
- Public utilities
- Resort and hospitality businesses
- Retail developers
- Airlines and other transportation companies
- Agribusinesses
- Technology and media companies
- Pharmaceutical companies
- Manufacturing and industrial facilities

## SUCCESSFUL REPRESENTATIONS

- Representing a large private equity firm that acquired a portfolio of struggling Center City office buildings by deed in lieu of foreclosure
- Representing a real estate developer in its assessment appeal to the court of record for a downtown parking garage next to a closed hospital
- Won an exemption appeal for a community-transforming youth sports facility
- On behalf of lender in possession, negotiated a favorable settlement for a distressed suburban shopping mall on the eve of trial
- Negotiated a favorable settlement prior to any hearing for one of the largest trophy, multi-tenant office buildings in Philadelphia
- Won an exemption appeal for a non-profit provider of housing to recently resettled refugees
- Negotiated a settlement of tax appeal for a multifamily development that was significantly affected by COVID-19

- Successfully resolved tax appeals challenging the assessed value of energy generation facilities, including nuclear power plants, on behalf of a national energy generation company
- Negotiated a favorable settlement of a school district appeal of a large build-to-suit suburban logistics facility
- Won a tax appeal on behalf of hundreds of condominium owners challenging the method the taxing authority used to calculate their tax assessments
- Prior to hearing, negotiated a favorable settlement of large downtown cooperative building
- Negotiated a favorable settlement for the suburban corporate headquarters of a major insurance company
- Prevailed in a one-week jury trial over a several hundred million dollar valuation for a complex mining property and related facilities
- Secured a several million dollar refund for Marriott International over a \$300M valuation dispute involving property classification for substantial resort property, which on appeal was affirmed by the state's highest court
- Obtained summary judgment and a substantial refund for an ABC affiliate in a property tax exemption dispute over significant film and production studios
- Prevailed in a summary judgment battle in federal court over complex rail system valuation issues involving portions of the system in multiple states, including a successful amicus briefing before the U.S. Supreme Court involving a larger tax exemption dispute in multiple jurisdictions

## CONTACTS

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