



Alabama Property Tax Appeal Checklist

Deadlines, process, and what to gather — 2026

If your home's assessed value is higher than what it would realistically sell for, you may be overpaying — and Alabama lets you appeal. Use this checklist to file correctly and on time.

Alabama at a glance

Appeal deadline	30 days from the written notice of valuation (County Board of Equalization)
Effective tax rate	0.37% (about \$788/yr on a \$209,900 home)
Assessment basis	10% of market value
Appeals heard by	County Board of Equalization !' Circuit Court

Written protest to the County Board of Equalization within 30 days of the notice of valuation (Ala. Code §§40-3-20, 40-3-24, 40-3-25); further appeal to circuit court within 30 days of the board's final decision. Notice timing varies by county, typically January–April. Deadlines and forms vary by county — always confirm with your local county tax assessor before filing.

Step-by-step checklist

- ☐ **Find your assessment notice.** Note the assessed value and your parcel / account number.
- ☐ **Estimate your home's real market value.** Pull 3–5 recent comparable sales of similar nearby homes.
- ☐ **Check if you're over-assessed.** If assessed value is higher than market value, you likely have a case — use the free calculator at propertytaxedge.com.
- ☐ **Gather your evidence.** Comparable sales, photos of condition issues, repair estimates, and an appraisal if you have one.
- ☐ Review assessment notice from county assessor
- ☐ File appeal with County Board of Equalization within 30 days
- ☐ Attend informal hearing with assessor
- ☐ If unresolved, formal hearing before Board
- ☐ Further appeal to Circuit Court
- ☐ **After the decision.** Accept the reduction, or pursue the next level of appeal if warranted. A win can lower your bill for years.

Exemptions that may lower your bill

- **Homestead:** \$4,000 assessed value reduction (state); additional county exemptions available
- **Senior / other relief:** Full exemption for seniors 65+ with income under \$12,000 (state homestead)

Evidence that wins appeals

- 3–5 comparable sales lower than your assessed value

- Photos of needed repairs, damage, or condition problems
- Contractor repair estimates
- Independent appraisal (the strongest single piece of evidence)

Free tools at propertytaxedge.com

Over-assessment calculator · appeal letter templates · county deadlines · find a licensed consultant

This checklist is general information, not legal advice. Deadlines, forms, and fees vary by county/jurisdiction and can change — always confirm with your local county tax assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.