



Arkansas 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 Arkansas lets you appeal. Use this checklist to file correctly and on time.

Arkansas at a glance

Appeal deadline	Third Monday in August — August 17, 2026 to apply to the County Board of Equalization
Effective tax rate	0.56% (about \$1,040/yr on a \$188,000 home)
Assessment basis	20% of market value
Appeals heard by	County Board of Equalization !' Circuit Court

August 17 is the deadline to APPLY for a hearing (in person, by letter, or by petition), not the hearing itself. An informal review with the county assessor is the required first step. If the board denies you, petition county court by the second Monday in October — October 12, 2026. Deadlines and forms vary by county — always confirm with your local county 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.
- ☐ Contact county assessor informally
- ☐ Petition the County Board of Equalization by the third Monday in August
- ☐ Attend Board hearing (September–October)
- ☐ Appeal to Circuit Court within 30 days of Board decision
- ☐ **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:** \$375 tax credit on homestead property
- **Senior / other relief:** Freeze on assessed value for seniors 65+ (Act 1981)
- **Senior Freeze cap:** Seniors 65+ can freeze assessed value at current level

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 assessor or appeal board before filing. © 2026 Exitus Strategies LLC, operating as Property Tax Edge.