



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

Louisiana at a glance

Appeal deadline	During the 15-day open-rolls window (between Aug 15 and Sep 15) — complaint to the parish Board of Review at least 7 days before its hearing; Orleans: within 3 business days of the last exposure date
Effective tax rate	0.55% (about \$1,180/yr on a \$216,500 home)
Assessment basis	10% of fair market value
Appeals heard by	Parish Board of Review !' Louisiana Tax Commission !' District Court

There is no 30-day clock from your notice, and the Tax Commission is not the first stop. Assessment lists are exposed for public inspection for 15 days beginning no earlier than August 15 and ending no later than September 15 (R.S. 47:1992(F)); Orleans Parish runs July 15 – August 15. Your first level is the parish BOARD OF REVIEW: outside Orleans the complaint must reach the board at least 7 days before its public hearing; in Orleans it must be on the board's form, filed through the assessor's office and received no later than 3 business days after the last exposure date. Only after the Board of Review do you appeal to the Louisiana Tax Commission, on Form 3103.A within 30 calendar days of the earlier of proper sending or actual delivery of its written decision; the mailbox rule applies and e-filing is accepted. Jefferson Parish runs its own exposure window of August 1 to September 15. Deadlines and forms vary by county — always confirm with your local parish 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.
- ☐ Watch for the 15-day open-rolls period (between Aug 15 and Sep 15; Orleans Jul 15 – Aug 15)
- ☐ File your complaint with the parish BOARD OF REVIEW — at least 7 days before its hearing, or within 3 business days of the last exposure date in Orleans
- ☐ Attend the Board of Review hearing
- ☐ Appeal to the Louisiana Tax Commission on Form 3103.A within 30 days of the Board of Review decision
- ☐ Further appeal to District Court within 30 days
- ☐ **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:** \$75,000 homestead exemption on primary residence (very generous)
- **Senior / other relief:** Special Assessment Level freeze for 65+ with income under \$100,000
- **Special Assessment Level cap:** Seniors 65+ with income under \$100,000 can freeze their assessed value

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