



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

Montana at a glance

Appeal deadline	30 days from the date on your notice; in an intervening year with no new notice the deadline is June 1
Effective tax rate	0.61% (about \$2,693/yr on a \$375,800 home)
Assessment basis	100% of market value
Appeals heard by	County Tax Appeal Board !' State Tax Appeal Board !' District Court

Montana reappraises on a two-year cycle and 2026 is the intervening year, so most owners received NO new classification and appraisal notice — in that case the fixed June 1 deadline governs and the 2026 window has closed. If you did receive a notice, you have 30 days from the date on it. Filing an AB-26 request for informal review with the Department RESETS the clock: you then get 30 days from the Department determination letter to appeal to the County Tax Appeal Board. AB-26 is one application per cycle, not a second bite. The older 30-days-or-first-Monday-in-June formulation was removed from §15-15-102 in 2023. Deadlines and forms vary by county — always confirm with your local county assessor (dor) 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.
- ☐ Receive assessment notice
- ☐ File appeal with County Tax Appeal Board within 30 days
- ☐ Attend Board hearing
- ☐ Appeal to State Tax Appeal Board (STAB) within 30 days
- ☐ Further appeal to District 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:** No traditional homestead; Elderly Homeowner/Renter Credit available
- **Senior / other relief:** Elderly Homeowner/Renter Credit: up to \$1,150 for 62+ with income under \$45,000

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