



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

Nevada at a glance

Appeal deadline	January 15 for the FOLLOWING fiscal year — Thursday January 15, 2026 (no rollover in 2026)
Effective tax rate	0.5% (about \$2,027/yr on a \$435,400 home)
Assessment basis	35% of taxable value
Appeals heard by	County Board of Equalization !' State Board of Equalization !' District Court

Watch the year: the value notice arrives by December 18 and the January 15 deadline appeals the NEXT fiscal year roll. If you open a July tax bill and wait for January 15, you have already missed that year. Get the appeal form from your county ASSESSOR and file it there (NRS 361.357). January 15, 2026 is a Thursday, so no rollover applies; the deadline moves to the next business day only when it falls on a weekend or legal holiday. State Board of Equalization by March 10. 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.
- ☐ Receive your notice of value by December 18
- ☐ Get the appeal form from your county ASSESSOR and file it there by January 15 — this appeals the FOLLOWING fiscal year
- ☐ County Board of Equalization hearing
- ☐ Appeal to the State Board of Equalization by March 10
- ☐ 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; Abatement Cap limits annual increases
- **Senior / other relief:** Senior Citizen Property Tax Assistance: refund for 62+ with income under \$35,000

- **Abatement Cap cap:** Annual increase in assessed value capped at 3% for owner-occupied residential property

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.