


# 12 Property Tax Assessment Analysis



Address 189 Fowler Ave Middletown, CT 06457	County Middletown	County Assessment \$194,785
	Current Status <b>OVERASSESSED</b>	ValueAppeal Estimate \$152,786
Weber, M Walter Or Current Property Owner 189 Fowler Ave. Middletown, CT 06457-5360 		Discrepancy Amount \$41,999
		Property Tax Overpayment <b>\$1,800</b> Based on multiple years until your next reassessment
		Appeal Deadline February 20, 2012
		Additional Information: This estimate is based on sales of comparable homes in your neighborhood. Please see enclosed information for instructions on how to correct this assessment discrepancy.



Dear M Weber,

It has come to my attention that the Middletown County tax authorities may have made an error when they recently assessed your property. This mistake means that you may be over taxed by \$1,800.

The good news is that you can appeal this assessment and reduce your property taxes. The report you need can be prepared in less than 10 minutes. You can call my firm and we'll handle it for you.

**Here's all you need to do:**

- Call toll-free 1-855-237-6103 or visit [www.ValueAppeal.com](http://www.ValueAppeal.com)
- Review your **FREE Independent Assessment Analysis**
- Download your **custom Appeal Evidence Report**
- Submit** your report to Middletown County tax authorities via US Mail
- Act before February 20, 2012**

**Since you're in the top of overassessed properties in your area, there's a VERY high likelihood you'll win your appeal.** For 10 minutes and a one-time fee of less than \$100, it's well worth the potential savings of \$1,800.

This service is 100% risk-free with a full money-back guarantee. With that in mind, I wouldn't have sent you this letter if I weren't *very* confident that you can get your assessment corrected and save on your annual property taxes.

Sincerely,

Charlie Walsh  
CEO, ValueAppeal

P.S. It is important to take care of this issue quickly. The sooner you act the better. **Please call toll-free 1-855-237-6103 or visit ValueAppeal.com before February 20, 2012.**



Are you paying  
too much in  
property taxes?

**It's your right  
to appeal!**

Property taxes are expensive, and with the fall in housing prices across the nation, your property is more likely than ever to have been overassessed. That can add up to hundreds or thousands of dollars in overpayment each year. But you won't see a refund unless you speak up.

It used to be difficult, confusing and expensive to file an appeal with your local tax authority. Not any more! ValueAppeal makes it simple. In just 10 minutes, you can create a custom report and we'll step you through the process.



## The easy way to prepare and file your appeal

**1.**

**Analyze your assessment - for FREE!**  
Go to ValueAppeal.com and enter your address in our free Assessment Analyzer. We use the same official data that tax assessors use, but our proprietary algorithms will determine if your home is overassessed. If it is, we'll show you how much you can save on property taxes!

**2.**

**Create your custom report.**  
We'll help you create an Appeal Evidence Report that drastically improves your chances of winning your appeal. Each of the parts supports your appeal from a slightly different angle.

- First, our comp selector tool helps you find 4-5 homes near you that sold for less than your property was assessed for.
- Then we'll give you 10 homes that are comparable in size and quality to your home that were assessed for less than yours.
- Finally, you answer a few simple questions that may reduce the assessment of your home, noting details like a leaking roof that the assessor wouldn't have taken into account.

**3.**

**Print and mail in your report.**  
In just 10 minutes or less, you're done! Drop the report in the mail and relax. ValueAppeal even gives you the mailing address for your county. It's that easy!

## Act fast!

Each county offers a VERY limited window in which you can file your appeal. Don't miss your chance to save...it will take a mere 10 minutes of your time and you stand to save thousands of dollars!

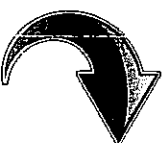
### After you've filed your appeal

The assessment appeal process will vary some depending on which county you live in. Generally, if your property assessment is not automatically reduced, you might get a phone call for an informal review to discuss negotiating a lower assessment. If this step is unsuccessful, you will be invited to an appeal hearing. This sounds scarier than it is! Expect to spend 10 minutes discussing your case in person. Armed with your ValueAppeal reports, you've got a great case.

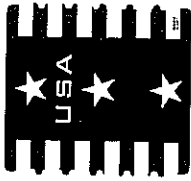
**What will you do with the money you save?**  
Successful appeals can save you thousands of dollars in taxes. Put that money to good use by investing in a remodel, saving for college, planning for retirement, or spending quality time together on vacation!

Enter your property address  
on our web site for your  
**FREE Assessment Analysis!**

**100% Risk-Free,  
Money Back Guarantee!**



ValueAppeal  
501 Dexter Ave North  
Seattle, WA 98109



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**Property Tax Assessment  
Analysis Enclosed**  
Time sensitive information

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