

Commercial Property Owners Encouraged to Review Annual Property Assessments and Appeal When Necessary

As property values fluctuate in Florida, commercial property owners are being encouraged to carefully review their annual property tax assessments.

FORT MYERS, FL, UNITED STATES, August 6, 2026 /EINPresswire.com/ -- As property values fluctuate in Florida, commercial property owners are being encouraged to carefully review their annual property tax assessments and evaluate whether an appeal may be warranted. In Florida, county property appraisers typically issue Truth in Millage (TRIM) notices each August, providing owners with an opportunity to review assessed values before tax bills are finalized. For many owners, particularly in rapidly changing markets, assessed values may not accurately reflect current market conditions, property performance, deferred maintenance, vacancy, or storm-related impacts.

Industry professionals recommend that owners begin reviewing valuations immediately upon receiving their TRIM notices, as appeal deadlines are strict and often occur within approximately 25 days of issuance. Commercial properties such as office buildings, retail centers, industrial facilities, multifamily projects, and hospitality assets may all benefit from an annual assessment review. Factors including declining



occupancy, rising insurance costs, lease concessions, environmental challenges, or functional obsolescence can significantly impact a property's true market value and should be carefully analyzed as part of the appeal process.

Appealing your property's Just Value in Florida is a time-sensitive, quasi-judicial (semi-judicial) process that requires a thorough understanding of Florida law, appraisal principles, and the procedures of the Value Adjustment Board (VAB). Success often depends on presenting credible evidence, following strict filing deadlines, and effectively presenting your case before the Special Magistrate.

Not all appeals are the same, and not every property owner is familiar with the legal and valuation standards that govern these hearings. For that reason, it is important to hire someone who understands both the valuation process and the VAB hearing system.

"As a former Florida Value Adjustment Board Special Magistrate, I have firsthand knowledge of how these cases are evaluated and decided. Today, I represent property owners throughout the appeal process, helping them prepare persuasive evidence, present their case effectively, and pursue fair and equitable property tax assessments." said Steve Cunningham, Managing Director of [SVN Commercial Partners](#).

If you believe your property's Just Value exceeds its market value or is otherwise inaccurate, don't wait. Filing deadlines are strict, and early preparation is essential to protecting your rights.

For more information, contact Stephen A. Cunningham, MAI, SRA, CCIM; State-certified general real estate appraiser, RZ 300 at 239.910.4085 or steve.cunningham@svn.com

About SVN Commercial Partners

SVN Commercial Partners is a full-service commercial real estate brokerage specializing in investment sales, leasing, property management, land, industrial, office, retail, multifamily, and hospitality properties throughout Florida. As part of the global SVN® network, the firm is committed to collaboration, transparency, and delivering exceptional commercial real estate services while helping clients achieve their investment objectives.

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