



Real Estate Tax Appeal

Overview

Property taxes are a considerable business operating expense. Elevated or unfair property valuations increase tax liabilities and reduce profits and corresponding property values. Often, commercial properties can be over-assessed resulting in excessive and unlawful taxes. Archer's Real Estate Tax Appeal Group assists clients in monitoring and controlling their tax obligations through sophisticated and strategic representation to reduce and maintain tax liabilities at appropriate amounts. Our attorneys have achieved substantial tax savings for thousands of clients, handling the litigation for all types of commercial, residential, industrial, and special purpose property.

Well-versed in the complexities of property tax laws, we ensure that our clients pay only the amount in property taxes required by law through challenging assessments and identifying other tax-savings opportunities. We help nonprofit clients obtain and retain their tax-exempt status and provide solutions that reduce liabilities to local taxing jurisdictions. We also have extensive experience in negotiating tax exemptions, abatements, and payments in lieu of taxes for qualifying projects.

Our accomplished group of lawyers includes three former state Tax Court Law Clerks, a Pennsylvania state certified general licensed real estate appraiser (commercial and industrial), two former New Jersey Certified Tax Assessors, and four current and former members of the New Jersey Supreme Court Committee on the Tax Court, including the current Vice-Chair of the Committee serving under the Presiding Judge of the Tax Court.

Consideration of a variety of factors is needed to determine whether a tax appeal is warranted. Prior to filing an assessment appeal, our attorneys undertake a thorough analysis of each matter and formulate a strategy that addresses not only the particular circumstances of each property, but also the objectives and needs of the client. Drawing on our vast experience, we offer clients a complimentary assessment review and a recommendation about whether an appeal is justified. In most cases, contingent fee arrangements are available so no legal fees are due unless we are successful in reducing taxes.

Representative Experience

We have successfully represented clients in significant and diverse property tax cases involving billions of dollars of appraised valuation, including the following examples*:

- Oil refinery assessment reduction from \$298 Million to \$85 Million
- Oil refinery assessment reduction from \$653 Million to \$340 Million
- Corporate headquarters assessed market value reduction from \$208 Million to \$151 Million
- Manufacturing facility assessment reduction from \$160 Million to \$110 Million
- Office assessment reduction from \$96 Million to \$58 Million
- Ski resort assessment reduction from \$69 Million to \$37 Million
- Chemical plant assessment reduction from \$29 Million to \$13.5 Million
- Assisted living facility assessment reduction from \$25 Million to \$12 Million
- Multi-family assessment reduction from \$68 Million to \$55 Million
- Office assessment reduction from \$19 Million to \$4.5 Million
- Vacant land assessment reduction from \$13 Million to \$7 Million

*Results may vary depending on your particular facts and legal circumstances.

Primary Contacts



Jeffrey D. Gordon

Partner

✉ jgordon@archerlaw.com

☎ 609.580.3713



Jeffrey M. Gradone

Partner

✉ jgradone@archerlaw.com

☎ 609.580.3708



David A. Schneider

Partner

✉ dschneider@archerlaw.com

☎ 609.580.3737



Subpractices

- Farmland Roll-Back Tax Appeal
- Non-Residential Development Fee Appeals
- Tax Abatement Programs

Related Services

- Banking Law & Financial Services
- Business Counseling
- Condemnation & Eminent Domain
- Construction Litigation & Real Estate Litigation
- Energy & Utilities
- Environmental Law
- Healthcare
- Land Use
- Real Estate
- State & Local Government

Related People



Andrew T. Fede

Of Counsel

✉ afede@archerlaw.com

☎ 201.498.8538



Richard C. Frank

Associate

✉ rfrank@archerlaw.com

☎ 267.817.9253





Alex Paul Genato

Partner

✉ agenato@archerlaw.com

☎ 609.580.3706



Jeffrey D. Gordon

Partner

✉ jgordon@archerlaw.com

☎ 609.580.3713



Jeffrey M. Gradone

Partner

✉ jgradone@archerlaw.com

☎ 609.580.3708



Rebecca L. Hutcheon

Associate

✉ rhutcheon@archerlaw.com

☎ 609.250.0287



Nicholas J. Locketta, II

Partner

✉ nlochetta@archerlaw.com

☎ 609.580.3709



William T. Rogers

Partner

✉ wrogers@archerlaw.com

☎ 609.580.3729





David A. Schneider

Partner

✉ dschneider@archerlaw.com

☎ 609.580.3737

© 2025 Archer & Greiner, P.C. All rights reserved.

