

How to Review Your 2025 Assessment Notice

By Tom Horn, SRA – Birmingham Appraisal Blog

Use this one-page checklist to make sure your 2025 Alabama property assessment is accurate. A quick review now can help you catch mistakes and avoid overpaying taxes.

1. Check Your Notice Details

- 1 ✓ Verify your name, address, and parcel number.
- 2 ✓ Confirm the property class (Class III for owner-occupied homes).
- 3 ✓ Compare the new assessed value to last year's value.

2. Compare With Market Reality

- 1 ✓ Check recent nearby sales similar in age, size, and condition.
- 2 ✓ If your home's value is much higher than others, make a note.
- 3 ✓ Consider if any major updates or additions could have raised value.

3. Apply the 7% Cap Rule

- 1 ✓ If your assessed value rose more than 7%, confirm your home qualifies for the cap.
- 2 ✓ The cap applies to owner-occupied homes, farmland, and timberland.

4. Know Your Deadlines

- 1 ✓ Appeals are typically due within 30 days of notice in Jefferson and Shelby Counties.
- 2 ✓ Visit your county Board of Equalization website for current forms and instructions.

5. Stay Organized

- 1 ✓ Keep copies of your notice, appeal forms, and supporting evidence.
- 2 ✓ Write down all dates and confirmations for your records.

Need professional help reviewing your property value? Contact:

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