



# Client Questionnaire

For Residential Multi-Unit Owners

## **How long have you held, or filed taxes with, the property?**

*If longer than 2 years, then we may not be able to accurately appraise the personal property because we should ideally be appraising on the basis of what was there at the time of purchase.*

*But multi-units have exponentially more personal property in them than do smaller rentals. So even if it has been held for three years, it is a worthy discussion to run an Estimated Tax Savings.*

*The CPA might have to do a “change in accounting method,” (known as form 3115) due to having filed twice already, and they will usually charge about \$300 to do the paperwork. The benefits of a chattel appraisal on a multi-unit so far outweigh the cost, though, so much so that it is beneficial to have the talk.*

- **Where is the property located?**
- **How many units total do you have?**
- **Do you happen to know how many floor-plans you have (i.e., how many 1-bedrooms, how many 2-bedrooms, and how many studios)?**
- **Do you have landscaping or concrete around the complex?**
- **What kinds of appliances are typically included in your units?**
- **Are there any “common areas,” such as parking areas, tennis courts, mailboxes, or a laundry room or storage facility?**

*Having submitted this information to NCE, we will follow-up with a detailed analysis of cost and estimated tax savings within 24 hours of the request.*

Mail your answers or inquiries to [info@chattelexperts.com](mailto:info@chattelexperts.com)  
or call **877-349-4758**.