



A PROFESSIONAL GUIDE

FOR LAWYERS, ACCOUNTANTS, TAX ADVISERS AND OTHER PROFESSIONALS

Israeli Property Valuation for
Overseas Property Owners

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[Contact us](#)



How to Use This Guide

This guide is intended for lawyers, accountants, tax advisers, notaries and other professional advisers whose clients own real estate in Israel.

It focuses on one practical question:

When a client living abroad needs a reliable value for Israeli real estate, what information, valuation date, documentation and coordination should the professional consider?

The guide covers:

- 1.The Israeli valuation and regulatory framework
- 2.Working with the Israel Tax Authority and Israeli property documentation
- 3.International tax-reporting situations and valuation dates
- 4.Country-specific filing, payment and dispute calendars

Important: This guide is informational and does not constitute tax or legal advice. Tax liability, filing obligations, treaty interpretation and reporting requirements should be determined by the client's local tax or legal adviser.

Dates and procedures can change. Always verify the current year's deadlines with the relevant tax authority.

CHAPTER 1

Understanding an Israeli Property Valuation

1.1 What does an Israeli property valuation establish?

A real estate appraisal establishes an opinion of value for a specified property, valuation date and purpose.

For an overseas owner, the assignment should normally make three things explicit:

The property

What exactly is being valued?

Examples include:

- Apartment
- House
- Commercial property
- Office
- Retail property
- Land
- Development property
- Property rights associated with an urban-renewal project

The valuation date

On what date is the property being valued?

This is particularly important for tax reporting.

A property can have materially different values on different dates.

The purpose

Why is the valuation being prepared?

Examples:

- Tax reporting

- Wealth-tax reporting
- Inheritance
- Estate division
- Divorce or settlement
- Sale or purchase
- Financing
- Litigation
- Property-tax matters
- Internal financial planning

A valuation prepared for one purpose should not automatically be assumed to satisfy the requirements of another.

1.2 Market value and valuation date

For an overseas tax professional, the most important distinction is often not the property itself but the **valuation date**.

A client may ask:

"What is my apartment in Israel worth today?"

The tax adviser may actually need:

"What was the market value of the apartment on 1 January 2022?"

Those are different assignments.

The engagement should therefore identify the required date before the appraisal begins.

1.3 What information is useful?

Depending on the assignment, an appraiser may need information such as:

- Property address
- Land registry information
- Identification of the property rights
- Size and characteristics of the property
- Floor and building details

- Parking/storage rights
- Planning information
- Existing leases
- Previous appraisal reports
- Purchase documentation
- Relevant transaction information
- Information concerning renovations or improvements
- The exact documentation depends on the property and purpose.

1.4 Previous appraisal reports

A previous appraisal can be extremely useful.

It may provide:

- Previous valuation date
- Property identification
- Previous measurements
- Previous assumptions
- Previous market analysis
- Relevant documentation

However, a previous appraisal should not automatically be treated as current.

For recurring clients, the appropriate question is:

Can the previous valuation file be reviewed and updated for the new valuation date?

Where appropriate, this can make subsequent assignments more efficient.

CHAPTER 2

The Israeli Tax Authority and Israeli Property Documentation

2.1 Israel Tax Authority

The Israel Tax Authority administers, among other areas, Israeli real-estate taxation.

Official information and online services are available through the Israeli government portal:

Israel Tax Authority – Real Estate Taxation

https://www.gov.il/en/departments/topics/real_estate_taxation/govil-landing-page

The Tax Authority's English-language services are useful for overseas professionals, although some forms and procedures are available only in Hebrew.

2.2 Israeli real estate transaction reporting

Israeli real-estate transactions are subject to reporting requirements.

The Israel Tax Authority states that a declaration concerning a sale or purchase of a real-estate right generally must be submitted within **30 days** of the transaction.

Relevant official resources include:

Real Estate Tax Declaration – Form 7000

<https://www.gov.il/he/service/real-estate-tax-7000>

Form 7000B – Real Estate Transaction Declaration

<https://www.gov.il/he/service/real-estate-tax-7000b>

For an overseas client involved in a transaction, the Israeli lawyer handling the transaction should normally coordinate the reporting process.

2.3 Israeli property-tax assessments and appeals

Where a taxpayer disputes a real-estate tax or purchase-tax assessment, the Israel Tax Authority provides an appeal procedure.

The official guidance states that an appeal may generally be submitted within **30 days of receipt of the assessment**, subject to the possibility of an extension being approved in advance.

Official appeal information — **Form 7013**

<https://www.gov.il/en/service/real-estate-tax-7013>

An appraiser may be involved where the dispute concerns the valuation of the property or another valuation-related issue.

2.4 Property information and records

The Israel Tax Authority provides services that allow interested persons to obtain information concerning real-estate assets and transactions recorded in its systems.

One relevant service is the application for actions and services using **Form 703**.

Israel Tax Authority — Application for Actions and Services

<https://www.gov.il/en/service/real-estate-tax-703>

The service can include access to information such as registered property details and recorded transactions, subject to the applicable rules.

2.5 Working with the Israeli lawyer

For an overseas client, the most efficient professional workflow is often:

Foreign tax adviser

↓

Israeli lawyer / representative > Israeli appraiser

The appraiser's role is to provide the valuation.

The tax adviser determines how that value should be used in the foreign tax return.

The Israeli lawyer can assist with Israeli property records, documentation and local legal matters.

Keeping these roles separate helps avoid confusion.

CHAPTER 3

International Tax Reporting and Valuation

3.1 The basic principle

A foreign tax return may require the taxpayer to determine the value of Israeli real estate.

That does not automatically mean that local law requires a professional Israeli appraisal.

The appropriate question is:

What valuation does the relevant tax authority or adviser require, and what level of supporting evidence is appropriate for this client and property?

This distinction is important.

3.2 France — IFI

France's Impôt sur la Fortune Immobilière (IFI) is a particularly relevant example.

The French tax administration states that IFI applies to individuals whose net taxable real-estate wealth exceeds €1.3 million and that the relevant real estate is valued as of 1 January of the tax year.

For French tax residents, taxable real-estate assets can include property outside France, subject to applicable rules and treaties. The French administration describes the relevant standard as the property's real market value at 1 January.

Does every French taxpayer need an Israeli professional appraisal? **No.**

French guidance permits taxpayers to determine property values using available valuation evidence, and points to tools such as Patrim and professional sources.

Therefore, an independent Israeli appraisal is best presented as a **professional valuation solution**, not as a universal statutory requirement.



Why might an Israeli appraisal nevertheless be useful?

Potential reasons include:

- Significant property value
- Limited comparable evidence available to the taxpayer
- Complex property characteristics
- Disagreement between the taxpayer and adviser regarding value
- Need for documented independent evidence
- Estate or family matters in addition to tax reporting
- A professional adviser requesting an independent local valuation
- Subsequent review or dispute

3.3 The valuation-date issue

For IFI, the relevant date is generally 1 January.

For example:

IFI 2026

→ property position at **1 January 2026**

→ **valuation should address the property's market value at that date.**

This means an appraisal performed in June 2026 is not necessarily an appraisal of the June 2026 value. The report can instead be prepared retrospectively for 1 January 2026 where appropriate.

3.4 United Kingdom

UK tax treatment depends heavily on the nature of the taxpayer, the property, the income or gain involved, residence status and the particular tax regime.

For Self Assessment, the normal **online filing deadline is 31 January** following the end of the relevant tax year, while paper returns are normally due by 31 October. Payments on account generally fall on 31 January and 31 July.

A property valuation may become relevant to matters such as:

- Capital Gains Tax
- Inheritance Tax
- Estate planning
- Probate
- Divorce or settlement
- Other tax or legal purposes

The relevant valuation date depends on the specific matter.

HMRC – Self Assessment deadlines

<https://www.gov.uk/self-assessment-tax-returns/deadlines>

3.5 United States

US reporting requirements are highly dependent on the taxpayer's circumstances.

A foreign real estate asset should not automatically be treated as a foreign financial account for FBAR purposes.

For example, the IRS explains that FBAR concerns specified foreign financial accounts, while Form 8938 concerns specified foreign financial assets meeting applicable thresholds.

For 2026, the normal federal individual income-tax filing and payment deadline is **15 April 2026**. Certain taxpayers living abroad may receive an automatic extension to file until 15 June 2026. An extension to file does not generally extend the time to pay. The general **extended filing deadline is 15 October 2026**.

IRS — Individual tax filing

<https://www.irs.gov/filing>.

IRS — Form 8938

<https://www.irs.gov/forms-pubs/about-form-8938>

IRS — FBAR

<https://www.irs.gov/businesses/small-businesses-self-employed/report-of-foreign-bank-and-financial-accounts-fbar>

For US clients, the tax adviser should determine whether and how an Israeli property enters the relevant reporting regime.

3.6 South Africa

South African tax residents may have reporting obligations concerning assets and income outside South Africa, depending on their circumstances.

SARS's 2026 filing season for individuals began on **1 July 2026**.

For 2026:

- Non-provisional individual taxpayers not auto-assessed: **13 July – 23 October 2026**
- Provisional taxpayers not auto-assessed: **13 July 2026 – 22 January 2027**
- Trusts: **19 September 2026 – 22 January 2027**

These dates are for the 2026 filing season and should not be treated as permanent dates.

SARS — 2026 Filing Season

<https://www.sars.gov.za/latest-news/changes-for-filing-season-2026/>

Disputes

SARS states that an appeal following an objection is generally due within 30 business days after delivery of the objection outcome, with specified extension mechanisms.

SARS — Appeals

<https://www.sars.gov.za/individuals/what-if-i-do-not-agree/appeals/>

CHAPTER 4

Working With IL APPRAISER

4.1 When should a professional consider requesting an Israeli valuation?

A professional adviser may consider an independent Israeli valuation when:

- The client's Israeli property is material to the relevant tax position.
- The valuation date is important.
- There is insufficient reliable market evidence available to the client.
- The property is unusual or difficult to value.
- The client wants independent supporting documentation.
- The adviser wants a valuation prepared by a professional familiar with the Israeli market.
- The client has an existing appraisal that needs to be updated.
- The property is involved in an inheritance, divorce, transaction or dispute.

The tax adviser should determine whether an appraisal is appropriate for the client's particular filing.

4.2 Information we typically request

A simple initial referral does not require a large amount of information.

Initially, we generally need:

1. Property location
2. Purpose of valuation
3. Required valuation date
4. Country of tax residence
5. Any previous appraisal, if available

Additional documents can be requested after the initial review



4.3 Working with the client's adviser

We can work in one of three ways:

Direct client relationship

The property owner instructs IL APPRAISER directly.

Adviser-coordinated assignment

The foreign attorney, accountant or tax adviser coordinates the assignment with the client.

Three-party coordination

The property owner, foreign adviser and Israeli appraiser coordinate the assignment together.

The preferred structure depends on the client's circumstances.

4.4 Existing valuations and recurring assignments

Where the same property is valued repeatedly, retaining the previous appraisal can be useful.

The next assignment may involve:

- Reviewing the previous report
- Confirming the property details
- Reviewing changes to the property
- Updating market evidence
- Establishing the new valuation date
- Preparing the updated valuation

An update is not automatically appropriate in every case. The appraiser should determine whether the previous information remains sufficiently reliable.

INTERNATIONAL DEADLINE CALENDAR

2026 • KEY TAX FILING DATES FOR PROFESSIONAL ADVISERS

COUNTRY	KEY 2026 DEADLINES	WHAT IT COVERS	VALUATION RELEVANCE
FRANCE	19 May • Paper 21 May • Online - non-residents / Zone 1 28 May • Zone 2	Income tax & IFl declaration	IFl concerns property held on 1 January 2026. Valuation should reflect market value at that date.
UNITED KINGDOM	31 October 2026 • Paper Self Assessment 31 January 2027 • Online Self Assessment	Self Assessment filing	Israeli property may form part of a wider tax reporting position; treatment depends on the taxpayer.
UNITED STATES	15 April 2026 • Federal return & payment 15 June 2026 • Certain taxpayers abroad	Federal income-tax filing	Israeli real estate may be relevant to foreign-asset, capital-gain, estate or other reporting obligations.
SOUTH AFRICA	1-12 July 2026 • Auto-assessment period 13 July-23 October 2026 • Non-provisional individuals 13 July 2026-22 January 2027 • Provisional taxpayers	2026 individual income-tax filing season	Israeli property may require valuation depending on the taxpayer's reporting and tax position.

Notes: Dates are for 2026 and may vary according to taxpayer status or filing method.

This calendar is a professional reference, not tax advice. Verify current requirements with the relevant tax authority.

INTERNATIONAL APPEAL DEADLINES

2026 • KEY TIME LIMITS FOR TAX DISPUTES

COUNTRY	TIME LIMIT	WHEN IT STARTS	PROFESSIONAL NOTE
FRANCE	IFI: generally 31 December of the second year following the year of assessment notice	From the year the tax is assessed / put into collection	For IFI assessed in 2026, the general deadline is 31 December 2028. Special rules can apply following an audit.
UNITED KINGDOM	Usually 30 days	From the date of HMRC's decision letter	The decision letter states the applicable procedure and deadline. A late appeal may require a reasonable excuse.
UNITED STATES	Depends on the notice 30 days or 90 days in common situations	From the date stated on the IRS notice	Examples: 30-day IRS Appeals protest; 90 days to petition the U.S. Tax Court after a Notice of Deficiency.
SOUTH AFRICA	30 business days	After delivery of the outcome of the objection	Extensions may be available in qualifying circumstances. Disputes are handled through SARS procedures.

Important: Appeal periods are not universal deadlines. The applicable period depends on the tax, notice and procedure. This table is a professional reference, not tax advice. Verify the specific deadline in the relevant notice and with the applicable tax authority.

France — IFI, Official calendar:

<https://www.impots.gouv.fr/particulier/declaration-de-lifi>

United Kingdom — Self Assessment , Official calendar:

<https://www.gov.uk/self-assessment-tax-returns/deadlines>

United States — Federal Individual Tax, IRS filing:

<https://www.irs.gov/filing>.

South Africa — 2026 Filing Season, SARS filing-season information:

<https://www.sars.gov.za/latest-news/changes-for-filing-season-2026/>

ISRAEL — KEY REAL-ESTATE TAX DATES

Israel is not being presented here as the client's country of tax residence. It is included because the property is located in Israel.

Real-estate transaction declaration

For Israeli real-estate transactions, the Israel Tax Authority states that the buyer and seller generally have a **30-day reporting obligation** from the transaction date.

Appeal of a real-estate tax assessment

The Israel Tax Authority states that Form 7013 can generally be submitted within 30 days of receiving the assessment, subject to approved extensions.

Israel Tax Authority — Real Estate Taxation:

https://www.gov.il/en/departments/topics/real_estate_taxation/govil-landing-page

Form 7000:

<https://www.gov.il/he/service/real-estate-tax-7000>

Form 7000B:

<https://www.gov.il/he/service/real-estate-tax-7000b>

Appeal — Form 7013:

<https://www.gov.il/en/service/real-estate-tax-7013>

Property information / Form 703:

<https://www.gov.il/en/service/real-estate-tax-703>

ISRAEL | REAL ESTATE TAX DEADLINES

2026 • PROPERTY TRANSACTIONS, REPORTING & APPEALS

MATTER	DEADLINE	STARTING POINT	RELEVANCE TO PROPERTY VALUATION
TRANSACTION REPORTING	30 days	From the date of the real estate transaction	Seller and buyer declarations generally include transaction details and the relevant tax calculation.
APPEAL - FORM 7013	30 days	From receipt of the real estate / purchase tax assessment	An appeal may challenge the tax assessment. An extension may be possible with prior approval.
SUPPORTING VALUATION	No single statutory deadline	Depends on the transaction or tax procedure	A valuation may be required or useful to support a declared value, tax position or dispute.
OVERSEAS OWNER	Same core statutory deadlines	Depends on the transaction / assessment	Being outside Israel does not by itself create a separate valuation deadline. Representation and filing arrangements may differ.

CHAPTER

Professional Checklist

Before requesting an Israeli property valuation, it is useful to have the following information available:

- Property address and location
- Ownership structure
- Purpose of the valuation
- Required valuation date
- Country of tax residence
- Relevant tax or reporting requirement
- Previous appraisal, if available
- Relevant legal, planning or property documents
- Any deadline set by the client's tax authority, lawyer or accountant

The required documentation will depend on the property and the purpose of the valuation.

When Should You Consider an Israeli Property Valuation?

An independent Israeli valuation may be relevant when a client:

- Needs to report the value of Israeli property to a foreign tax authority
- Is dealing with an inheritance or estate
- Is considering a sale or purchase
- Is involved in a divorce or financial settlement
- Needs to establish a value for tax or reporting purposes
- Is involved in an urban renewal project
- Needs to review or update a previous valuation
- Has been asked by a lawyer, accountant or tax adviser to establish the value of an Israeli property

The applicable tax treatment, reporting obligation and filing requirements should always be determined by the client's local professional adviser.

IL APPRAISER

IL APPRAISER provides independent real estate valuation services in Israel for property owners living abroad and for the professional advisers who represent them.

We work with:

Property Owners

For clients who need an independent valuation of Israeli real estate.

Lawyers & Notaries

For inheritance, divorce, settlements, transactions and other legal matters involving Israeli property.

Accountants & Tax Advisers

For tax reporting, wealth reporting and other situations where an Israeli property value is required.

Professional Firms

For recurring valuation needs, multiple properties and ongoing client matters.

Our role is to determine the value of the Israeli property.

We do not provide foreign tax advice. The client's lawyer, accountant or tax adviser determines how the valuation should be used under the applicable local rules.

Contact us



Request a Professional Valuation

If you are advising a client who owns property in Israel and requires an independent valuation, we can review the case and determine the appropriate valuation scope.

To request a proposal, please provide:

- Property location
- Purpose of the valuation
- Required valuation date
- Country of tax residence
- Any relevant deadline
- Previous appraisal, if available

Contact IL APPRAISER

Office@ilappraiser.co

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Important Notice:

This guide is provided for general professional information and is not tax, legal or financial advice.

Tax rules, filing deadlines and appeal procedures may change and may depend on the taxpayer's circumstances.

The information in this guide should not be relied upon as a substitute for advice from the relevant tax authority or the client's qualified local tax or legal adviser.

Where a valuation is required, the applicable valuation date and purpose should be confirmed before the appraisal is commissioned.

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