



APPEAL TO THE TOOELE COUNTY BOARD OF EQUALIZATION REAL PROPERTY

TO COMPLETE THIS FORM ONLINE VISIT THE BOARD OF EQUALIZATION PAGE: [HTTPS://BOE.TOEELECOUNTYONLINE.ORG](https://boe.tooelecountyonline.org)

PLEASE COMPLETE ALL REQUESTED INFORMATION IN FULL

1. GENERAL INFORMATION AND DESCRIPTION OF PROPERTY		(FOR OFFICE USE ONLY)
PARCEL NUMBER: (SEE NOTICE)		SCREENING:
NAME(S) OF OWNER(S) OF RECORD:		APPEAL NUMBER:
PROPERTY LOCATION (ADDRESS):		MASTER FILE #
MARKET VALUE (AS SHOWN ON NOTICE): \$		DATA ENTRY:
2. OWNER(S) OPINION OF FAIR MARKET VALUE AS OF JANUARY 1 OF THE CURRENT YEAR:	REQUIRED BY LAW:	\$

I REQUEST THAT THE MARKET VALUE OF THIS PROPERTY BE ADJUSTED BASED UPON THE FOLLOWING:

<p align="center">3. BASIS FOR APPEAL AND REQUIRED DOCUMENTATION</p> <p align="center">“FAIR MARKET VALUE” IS DEFINED AS THE AMOUNT AT WHICH PROPERTY WOULD CHANGE HANDS BETWEEN A WILLING BUYER AND SELLER NEITHER BEING UNDER ANY COMPULSION (SECTION 59-2-102[8] U.C.A.)</p> <p align="center">YOU MUST PROVIDE EVIDENCE THAT THE TAXABLE MARKET VALUE ON YOUR NOTICE EXCEEDS “FAIR MARKET VALUE.” FAILURE TO PROVIDE EVIDENCE AT THE TIME OF SUBMISSION COULD RESULT IN A DISMISSAL OF YOUR APPEAL. YOUR EVIDENCE MUST BE BETTER THAN THE ASSESSOR’S IN ORDER TO HAVE YOUR VALUE REDUCED</p>
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My Opinion of value shown above is based on one or more of the following:
(The order given below does not indicate any particular priority)

- A. Purchase of the property in 2016 or early 2017. Attach a copy of closing or settlement statements from purchase. **Please note:** “Short Sales”, Bank-Owned”, and/or “Foreclosure” sales are not necessarily indicative of a fair-market sale but will be considered. These sales **must** be supported by not just the closing statement but also by an appraisal. If an appraisal was performed for the transaction, submitting a copy of the full appraisal will likely strengthen your appeal.
- B. Professional Fee Appraisal completed within the year of 2016 or early 2017. Attach the full copy of the appraisal report.
- C. Sales of Three (3) or more comparable properties sold as close as possible to January 1, 2017. It is best to produce sales between 10/01/2016 to 03/31/2017. However, if none are available from that time period, the dates can be extended.
- D. Factual error in Assessor’s data or cost approach to value. Please provide a full description of the error with supporting evidence. You must still include your requested opinion of value and support this value with evidence.
- E. Income Approach to Value (**Commercial Properties Only**). Be prepared to show how your rents or income from the property compare to market rents.
 - Minimum requirement is a Rent Roll, an income and expense statement, an operating statement, or a Profit and Loss Statement (for the property and not the business using the property).
 - If property is owner occupied you may submit rents from 3 comparable properties
 - Apartments with 3-12 units are usually valued by the Assessor using a Gross Rent Multiplier (GRM) approach but may be valued by the Assessor using a price per unit, price per square foot, or rent per square foot.
 - GRM is equal to sales price divided by gross annual rents. Evidence of GRM should be supported by 3 sales of comparable properties.

I CERTIFY THAT ALL STATEMENTS HEREIN AND/OR ATTACHMENTS ARE TRUE, CORRECT, AND COMPLETE.

SIGNATURE OF OWNER OR AGENT: _____

DATED THIS _____ **DAY OF** _____, 2017

OWNER’S DAYTIME TELEPHONE NUMBER: (____) _____ - _____

OWNER’S EMAIL: _____