



APPEAL TO THE TOOELE COUNTY BOARD OF EQUALIZATION REAL PROPERTY

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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:

3. BASIS FOR APPEAL AND REQUIRED DOCUMENTATION
 "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.)
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

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 2017 or early 2018. 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 2017 or early 2018. 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, 2018. It is best to produce sales between 10/01/2017 to 03/31/2018. 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 _____, 2018

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

OWNER'S EMAIL: _____