

APPEAL TO THE BOX ELDER COUNTY BOARD OR EQUALIZATION

REAL PROPERTY

For more information visit the Auditor's home page on the internet at www.boxeldercounty.org/auditor.htm

PLEASE COMPLETE ALL REQUESTED INFORMATION IN FULL

1. OWNER AND PROPERTY INFORMATION			FOR OFFICE USE ONLY	
NAME(S) OF OWNER(S) OF RECORD:			DATE RECEIVED:	
STREET ADDRESS:			APPEAL NUMBER:	
CITY:	STATE:	ZIP:	APPOINTMENT DATE & TIME:	
PHONE NUMBER:			INITIALS (clerk of board):	
PARCEL NUMBER (SEE NOTICE):				
PROPERTY LOCATION (ADDRESS):				
MARKET VALUE (as shown on notice):				
2. OWNER(S) OPINION OF FAIR MARKET VALUES 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>3. BASIS FOR APPEAL AND REQUIRED DOCUMENTATION</p> <p>"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"><i>YOU MUST PROVIDE EVIDENCE THAT THE MARKET VALUE ON YOUR NOTICE EXCEEDS "FAIR MARKET VALUE"</i> <i>YOUR EVIDENCE MUST BE BETTER THAN THE ASSESSOR'S IN ORDER TO HAVE YOUR VALUE REDUCED</i></p> <p>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)</p> <p>A. Purchase of the property within the year of 2011. 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 a valid appraisal report that banks require for such sales. If an appraisal was made for the sale, submitting a copy of the full appraisal will probably strengthen your appeal</p> <p>B. Professional Fee Appraisal completed within the year 2011. Attach a full copy of appraisal</p> <p>C. Sale of Three (3) or more comparable properties sold as close as possible to January 1, 2012 and that sold within the year of 2011</p> <p>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</p> <p>E. Income Approach to Value (<i>Commercial Properties Only</i>). Be prepared to show how your rents or income from the property compare to market rents</p> <ul style="list-style-type: none"> • 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

<p><u>Taxpayer's Rights</u></p> <p>I do not wish to appear before the county board. I wish to have the Board's decision based on consideration of the information submitted. I understand I retain the right to appeal to the Utah State Tax Commission if I am not satisfied</p>

I certify that all statements here and before the Board are true, complete and correct to the best of my knowledge. I understand that all information submitted to the Board, and the decision of the Board are public record. If the Board is unable to make a decision prior to December 1, 2012; I am still responsible to pay all the taxes due to avoid penalties and interest. If a refund is necessary, it will include interest starting January 1, 2013.

SIGNATURE OF OWNER OR AGENT: _____

DATED THIS _____ DAY OF _____, 2012

OWNER'S DAYTIME TELEPHONE NUMBER: (_____) _____

