



Utah County Commission

Gary J. Anderson
801-851-8135

Larry A. Ellertson
801-851-8133

Doug Witney
801-851-8136

Dear Applicant:

Re: All Persons Filing for a Late Appeal of Property Valuations

At this point in the property tax appeal process we find it useful to inform individuals filing for a request for Late Appeal as to the law controlling the procedures and standards that govern the hearing of Late Appeals.

Before an applicant for Late Appeal can have his/her valuation arguments, a determination must be made as to whether there is sufficient reason for hearing the appeal late. As with all equalization procedures, this determination is governed by State Law and State Tax Commission standards of practice. The following situations will not qualify for a Late Appeal:

1. An applicant who claims that a valuation notice was not received if the County record shows that the letter was mailed to the correct address, owner's residence, or usual place of business as of January 1, 2014. The County's requirement with respect to the mailing of valuation notices is that the notice be sent to the owner of record as of January 1, 2014 as listed on the recorded warranty deed, etc. If an individual recorded a deed after that date, it is likely that the notice went to the prior owner. In this situation, a Late Appeal will probably not be accepted by the Board.
2. An individual who claims that the reason an appeal was not filed was because he/she was out of town. (Board of Equalization Standards of Practice 1.9.1)
3. An individual who claims that the reason an appeal was not filed was because he/she resides outside of Utah County. (Board of Equalization Standards of Practice 1.9.1)
4. No error in procedure by the County or fault by the County in providing notice.

Requests for late appeals to the Utah County Board of Equalization can only be considered if received prior to November 1, 2014.

Information necessary for the appeal, as well as evidence to support why the appeal is late, should be included with the application. Again, we hope that this information will be helpful in the continuation or discontinuation of your appeal. If after considering this information you have any questions, please feel free to contact Sandy Nielson at 801-851-8227.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary J. Anderson".

Gary J. Anderson, Chair
Utah County Commission

COUNTY USE ONLY
DATE ISSUED:
BY (Initials):

PETITION TO BOARD OF EQUALIZATION TO HEAR APPEAL OF PROPERTY VALUATION AFTER FILING DEADLINE

YOUR NAME:	SERIAL NUMBER : :
MAILING ADDRESS	PHONE NUMBER (to reach you during business hours)
	HOME:
	WORK:
PROPERTY LOCATION/ADDRESS	CURRENT VALUATION OF THE SUBJECT PROPERTY
	AMOUNT \$ _____
DATE YOU TOOK OWNERSHIP OF SUBJECT PROPERTY	DID YOU OR A CO-OWNER RECEIVE A NOTICE OF PROPERTY VALUATION CONCERNING THE SUBJECT PROPERTY?
_____	_____ YES _____ NO
	IF YES, WHAT DATE?

AFFIDAVIT OF CIRCUMSTANCES

State reasons and circumstances why you believe that the Board should grant your Petition to Hear Appeal after the Filing Deadline. Explain why you **did not** or **could not** file your application before the deadline. Attach additional pages as needed.

INSTRUCTIONS

1. This Petition is to be used to request an appeal of Property Valuation to the Board of Equalization after the filing deadline.
2. This Petition is **not** an appeal of the property valuation, but is simply to determine if the Board of Equalization will hear the appeal of property valuation since the appeal was not filed within the required time.
3. This Petition will generally be denied if the Board of Equalization finds there was no fault of the County or no extraordinary circumstances preventing the owner from filing an appeal of valuation before the deadline.
4. This Petition, when completed, should be filed with the Utah County Auditor's Office, 100 East Center Street, Room 3602, Provo, Utah 84606.
5. Provide all information requested on this form. Valuation information may be obtained from the County Assessor's Office. Legal descriptions may be obtained from the office of the County Assessor or County Recorder.
6. The Affidavit of Circumstances portion of this form should provide a detailed explanation of the reasons why you believe the Board of Equalization should hear your appeal of property valuation, even though the appeal was not filed before the deadline. Specific facts should be provided to show **why you did not or could not file** the appeal before the deadline. Attach any supporting information that may provide proof relevant to your request.



2014 APPEAL APPLICATION
Request for Review of Real Property Market Value

UTAH COUNTY BOARD OF EQUALIZATION
100 E Center St., Room 3600
Provo, Utah 84606
Phone (801) 851-8227
email: boe@utahcounty.gov
(email in PDF. Format only)
Faxes will no longer be accepted

PLEASE COMPLETE ALL INFORMATION IN FULL
(INCOMPLETE APPEAL FORMS WILL BE RETURNED)

For office use only: Appeal No.

OWNER AND PROPERTY INFORMATION

Fill out this form if you disagree with your 2014 Property Market Value only. Property taxes cannot be appealed.

(Please Print Legibly)

Owner(s) of Record: Serial Number:

Property Address:

Your Mailing Address:

(Street, City, State, Zipcode)

Phone Number: Email Address:

Property Type: (Circle One)

- A. Single Family Dwelling B. Condo Dwelling C. Duplex / Four-Plex D. Apartment E. Office Building F. Industrial G. Retail H. Other Improved Commercial I. Vacant Land J. Agricultural ** K. Other:

MARKET VALUE (as shown on current Valuation Notice): \$ (Value as of January 1, 2014)

OWNER'S OPINION OF MARKET VALUE (Required by Law): \$ (Value as of January 1, 2014)

**Greenbelt status cannot be appealed through this appeal process, this process is for appealing assessed total market value of property only.

BASIS FOR APPEAL AND REQUIRED DOCUMENTATION (check one)

Greatest consideration will be given to sales between July of 2013 and January 1 of 2014

- A. APPRAISAL - Professional Fee Appraisal with an effective date within six months prior to or after January 1. You must attach a full copy of the appraisal including a copy of the signature page.
B. COST - Cost Approach to value can be used in recently constructed property. You must provide a summary of construction costs, a appropriate appraisal of land value, and any other evidence you feel supports your opinion of value.
C. DESTROYED - For any property destroyed prior to January 1 for any reason that renders the property uninhabitable or unusable.
D. FACTUAL - Factual error relates only to "physical" characteristics or description of this property which are significant enough to affect the county's assessment of "Fair Market Value".
E. INCOME - This method of valuation is primary for income producing commercial property, industrial property, or apartments, including 2 to 4 unit buildings.
F. INEQUITY OF ASSESSMENT - Inequity refers to when a property of exact or similar size/configuration has been valued by 5% higher or lower than similar properties in the local area.
G. MARKET APPROACH - The sale of comparable properties within six months prior to or after January 1.
H. RECENT PURCHASE - Purchase of the property within one year prior to January 1.

FILING DEADLINE AND GENERAL INSTRUCTIONS

- APPEAL MUST BE FILED ON OR BEFORE SEPTEMBER 15, 2014. Applications turned into the Board of Equalization office in person must arrive before 5:00pm. Mailed applications will be accepted with a postmark no later than September 15. Emailed applications will be accepted with a time/date stamp no later than 11:59 pm on September 15. Due to issues with quality and readability, faxed applications will no longer be accepted.
- "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 [12] U.C.A. You must provide evidence that "This Year's Market Value" listed on your 2014 Notice of Property Valuation and Tax Changes exceeds or falls short of "Fair Market Value".
- Appeals must be filed, with all evidence or documentation attached to this form or with a printed on-line version available at www.utahcounty.gov. Applications without documentation supporting your requested value will be returned with a letter of dismissal. Fill out this form only if you disagree with the market value. You cannot appeal the amount of property taxes you will pay. A separate form must be completed for each parcel of property appealed. The Board of Equalization may raise, lower or maintain the value based upon the facts presented. The Board of Equalization cannot accept appeals in the current year for adjustment of prior years' market values.
- Each application must be signed in the Oath and Signature section by either the owner or the owner's authorized representative. If an authorized agent is representing the owner, the owner must sign the agent or representative authorization section or attach an alternative signed authorization form. Failure to raise any legal or factual issue relating to the valuation of this property waives the right to raise the issue in future proceedings. All issues regarding the value of this property must be raised in the appeal. All evidence must be submitted with the filing of this appeal and must support the value as of January 1 of the tax year under appeal. Appeals filed without sufficient evidence may be dismissed. The Assessor's valuation is presumed by law to be correct. Appellant must submit sufficient and credible evidence to call the Assessor's valuation into question and to establish a new value.

AGENT OR REPRESENTATIVE AUTHORIZATION

Complete this box only if someone other than the owner of the property will appear, file evidence or testify at the Board of Equalization

NAME OF INDIVIDUAL OR FIRM: _____

MAILING (STREET) ADDRESS: _____

CITY, STATE, ZIP CODE: _____ PHONE NUMBER: _____

EMAIL ADDRESS: _____

DATE: _____

Signature of property owner providing authorization for the current tax year (or attach alternative signed authorization form)

OATH AND SIGNATURE

UNDER PENALTIES OF PERJURY, I DECLARE ALL STATEMENTS HEREIN AND/OR ATTACHMENTS ARE TRUE, CORRECT AND COMPLETE.

DATED THIS _____ DAY OF _____, 2014

SIGNATURE OF OWNER OR REPRESENTATIVE: _____

FILING DEADLINE IS SEPTEMBER 15, 2014

Completed form(s) and all documentation supporting value must be received as directed above on or before September 15, 2014.

PAYMENT OF TAXES – PLEASE NOTE CAREFULLY

Taxes will be due and payable as noted on the Tax Notice mailed by November 1. If you have not received a decision by the November 30 due date you should pay the tax as billed. Failure to pay when due will result in a penalty and the accrual of interest.

AFTER THE FORM IS FULLY COMPLETED AND SIGNED

MAIL OR DELIVER COMPLETED FORM AND ALL DOCUMENTATION TO:

UTAH COUNTY BOARD OF EQUALIZATION

100 E. CENTER ST, STE 3602

PROVO, UT 84606

EMAIL: BOE@UTAHCOUNTY.GOV (PDF FILES ONLY)

BLANK FORMS ARE AVAILABLE AT THE ABOVE ADDRESS OR ONLINE AT WWW.UTAHCOUNTY.GOV OR THIS FORM MAY BE DUPLICATED

Receipt of your appeal(s) will be acknowledged if you enclose a stamped self-addressed envelope.