

Weber County Board of Equalization

2380 Washington Blvd., Suite 320
Ogden, UT 84401-1456
Phone (801) 399-8400



2018 LATE APPEAL APPLICATION
Request for Review of Real Property Market Value

For office use only: Appeal Number: _____ Board Number: _____

Owner and Property Information

Owner's Name: _____ Parcel Number: _____ - _____ - _____

Property Address: _____

Your Mailing Address: _____

(Street, city, state and zip code)

If this is different from the mailing address on your notice and you want to use this for future property tax mailings, check here.

Phone Number: (Primary) _____ (Secondary) _____

What is your Property Type? Please circle all that apply:

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

Market Value as shown on the current Valuation Notice: _____ (Value as of **January 1, 2018**)

Please indicate your opinion of Market Value: _____ (Should reflect value as of **January 1, 2018**)

Basis for Appeal

Please select the applicable category below and provide documentation to support your opinion of value.

Appeals without sufficient information or supporting documentation will be dismissed.

Market Value Appeal – You are appealing the County’s assessment of market value, not property type or characteristics.

2018 values were determined based on market data gathered prior to January 1, 2018. Information submitted should reflect market data within one year prior to the lien date of January 1, 2018.

Market Value as shown on the current Valuation Notice: _____ (Value as of **January 1, 2018**)

Please indicate your opinion of Market Value: _____ (Should reflect value as of **January 1, 2018**)

- 1) **Comparable property selling for less.** Please attach the following information for your property and three comparable properties: sale or listing price; date of sale; MLS number (if available); complete address; property type (land, rambler, two-story, etc.); year built; square footage; type of construction (brick, frame, etc.); garage/carport; basement (square footage; percentage completed); number of bedrooms; special features (fireplace, central air, deck, patio, etc.) To expedite your appeal, please provide as much information as possible and attach all supporting documentation.
- 2) **Purchase of the property during the last two years.** If the purchase price is different than the Assessor’s market value, please attach a copy of the sale documents. Loan applications are not acceptable.
- 3) **Property appraisal during the last two years.** If the appraisal is different than the Assessor’s market value shown on the Valuation Notice, please attach a full copy of the appraisal report.
- 4) **Income Approach to value.** If your appeal is for an income-producing property, attach a Statement of Income and Expense for the last two years, documented by copies of actual leases, rental agreements, and/or rent roll. If property is owner occupied, submit the preceding information for comparable properties. (This is not to be used for single family residences, condos, or duplexes.)
- 5) **Duplex.** Please include rent roll and comparable sales information.
- 6) **Property damaged by natural disaster or affected by access interruption.** Please provide explanation & documentation.

Factual Error Appeal – There is an error in the County’s classification or the recorded characteristics of your property.

Please provide full description of error with the supporting evidence.

Board of Equalization and Appeal Information

- The Weber County Board of Equalization is established to consider matters related to the market value of your property.
- The Board of Equalization has discretion to raise as well as lower the market value, based on the facts presented.
- Your appeal must address the current market value, property characteristics, and/or property type as set by the Weber County Assessor. Only the current year market value, property characteristics, and/or property type, as established January 1, 2018, can be appealed.
- Fill out this appeal completely and submit it with all supporting evidence by the deadline. If you base your appeal on the poor condition of your home, please attach contractor estimates for repair. If you base your appeal on the characteristics of your property that adversely affect the market value, please attach a detailed description and supporting documentation.
- In most cases, a separate application must be filed for each property. If you are appealing a number of consecutive lots with the same characteristics, and using the same evidence, you may be able to consolidate the appeal application and include all of the parcel numbers on one appeal. Please contact our office for more information.
- The “Tax Notice” will be mailed by the Weber County Treasurer in October or November. If you have not received a recommendation of value from the Board of Equalization by the November 30th due date, please pay the tax as originally billed to avoid additional penalties and interest. If your appeal results in a lower value after that time, you will receive a refund for any overpayment.
- An appellant or representative found to be misrepresenting or falsifying information is subject to criminal prosecution as set forth by the law.
- For information on keys to a successful appeal, please see: <http://www.webercountyutah.gov/Assessor/appeals.php>

Oath and Signature

Under penalties of perjury, I declare all the statements herein and all the attachments are true, correct, and complete to the best of my knowledge and understanding.

Signature of Property Owner

Date

Signature of Property Owner

Date

Property Owner Name (please print)

Property Owner Name (please print)

FILING DEADLINE IS MARCH 31, 2019

It is the applicant’s responsibility to ensure that the application is received by the Weber County Clerk/Auditor before the deadline. The Clerk/Auditor is not responsible for applications that do not arrive by the deadline, regardless of the cause.

If a representative is appealing the market value on your behalf, you must file an additional form entitled “Authorization to Represent Property Owner”, along with this appeal. Forms may be obtained on the website, (webercountyutah.gov) or by calling the Clerk/Auditor’s Office at (801) 399-8400.

You can obtain additional copies of this Appeal Application by calling (801) 399-8400 or online at http://www.webercountyutah.gov/Clerk_Auditor/appeal.php