

What if I can't afford to pay the taxes on my home?

Salt Lake County offers a number of tax relief programs that are operated independently of the Board of Equalization. Some of these programs are based on your ability to pay. If you have low income, a disability, are a disabled veteran, or have a financial hardship, you may be eligible for some *Property Tax Relief*.

For more information and/or an application, contact the Salt Lake County Treasurer's Office at 801.468.3400 option 1, or visit www.propertytax.slco.org (Click on *Property Tax Relief*)



All property taxes are due as billed on November 30, even if you have not yet received a decision from the Salt Lake County Board of Equalization.

! **IMPORTANT NOTE:**

The Salt Lake County Board of Equalization can only accept appeals filed during the time period allowed by law. Be sure to check your Notice of Property Valuation and Tax Change for the final filing date stated.

Mail your appeal to:

Salt Lake County
Board of Equalization
2001 S State St #N3300
Salt Lake City, UT 84190

For all your Board of Equalization, valuation, and property tax questions please visit our website at:

www.propertytax.slco.org



Other helpful phone numbers:



Board of Equalization
Phone: 801.468.3999

Auditor – Clerk of the Board
Phone: 801.468.3381

Assessor
Phone: 801.468.3050

Treasurer
Phone: 801.468.3400

Tax Administration
Phone: 801.468.3645

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Understanding the Role of the Board of Equalization

Property Valuation Appeal Information



For Appeal Questions:

Phone: 801.468.3999
M-F 8:00am – 5:00pm
www.propertytax.slco.org

BE27.09 – 6-02-09

What can the Board of Equalization do?

The Board **can** hear appeals for the current tax year to review the valuation that has been assessed on your property to determine if it reflects Fair Market Value as of **January 1** of this tax year.

The Board **cannot** adjust the tax you will be billed or how much tax you must pay to a certain taxing entity. These entities hold independent hearings for their tax rate setting. See your Notice of Valuation and Tax Change for dates and locations.

The Board **cannot** adjust or reduce your valuation or tax amount due to your inability to pay the taxes. Contact the Treasurer's Office to see if you may be eligible for *Property Tax Relief*.



How is the assessed value determined?

Your assessed value should reflect what you could sell your property for as of **January 1** of each tax year. The Assessor establishes an assessed value for each property as of **January 1** by reviewing sales of properties that are similar to yours.

What do I need to know to prepare for and decide if I should file an appeal?

1. Understand that any market value evidence submitted should reflect a value as of **January 1** of the current year. **This is especially important in the fluctuating real estate market we are experiencing today.**
2. Review your building assessment characteristics at the www.propertytax.slco.org. (Click on *Valuation Info*, then enter a parcel number or address in the search fields provided). This will help you know what you are being assessed for. If there is an error in the data you may have grounds to file an appeal based on a factual error.
3. Review comparable sales reflecting a value as of **January 1** provided by a real estate agent to determine if your assessment exceeds fair market value.
4. Reports showing average change in value by area are not helpful in establishing a fair market value on your individual property because they may not be used by appraisers to conclusively establish a value. Likewise, rates per square foot analyses are not helpful because appraisers value more than just square footage of your home.
5. If you are hiring a fee appraiser to complete a fee appraisal for appeal purposes, the effective date of the appraisal should be **January 1**.

Visit www.propertytax.slco.org for detailed information on all of these issues and MORE!



What is the best evidence I can submit with my application?

For any evidence submitted below, greatest consideration will be given to sales occurring from July of last year to January 1 of this year, because we are establishing a value as of January 1.

- a. A closing statement from a recent purchase of your property, OR
- b. A complete copy of a professional fee appraisal of your property, OR
- c. Sales of three comparable properties (up to five sales is preferred, with similar location and characteristics). Provide the **full-print** MLS document from your real estate agent or other authorized user of the Multiple Listing Service.
- d. For commercial and income producing properties (other than single family residences, duplexes, and condos) provide rent rolls from the prior year ending Dec 31 and expense statements.
- e. Show evidence of errors in the physical characteristics of the property as listed on your assessment record. Review your record at the Assessor's web site link.