Request for Review – Real Property

Uintah County Board of Equalization

UCA §59-2-1004
Form PT-10
PT-010-1.ai Rev. 11/00

Complete one form for each parcel and return to the county address shown here by:
5:00 p.m., (date): ___September 15, 2016_____

County telephone: ___(435)781-5363_____

County address: 152 E 100 N, Vernal, UT 84078

Owner and Property Information

Owner's name	Telephone number
Street address	
City	State / Zip
Name of agent representing owner	Agent's telephone number
Property location	Property identification number

Type of property: ☐ Vacant land ☐ Commercial ☐ Residential ☐ Agricultural ☐ Other_____

Market value shown on "Notice of Valuation and Tax Change" _____	$
Owner's estimate of market value _____	$
Basis used to determine appellant's market value (cost, income, sales, etc.) _____	

Reason for appeal

- ☐ Recent sale of property (attach copy of closing documents)
- ☐ Recent appraisal of subject property (attach full copy)
- ☐ Cost to construct
- ☐ Recent sales of comparable properties
- ☐ Capitalized income derived from commercial property
- ☐ Other: _____

Office Use Only

Appeal number	Date received
Appointment date and time	Initials (clerk of board)

☐ Taxpayer was issued a "Notice of Intent to Dismiss the Appeal" and given ten working days to submit the necessary information.

Taxpayer's Rights

☐ 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. If I am not satisfied, I understand that I retain the right to appeal to the Utah State Tax Commission.

Certification and Signature

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 November 30th, 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 1st.

Signature of: ☐ Owner ☐ Other:_____ ☐ Authorization attached (if signature is from someone other than the owner)

X _____ Date: _____

Attach all supporting documentation, including copy of most recent Notice of Property Valuation and Tax Change

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Uintah County Board of Equalization

Information and Instructions on Filing a Request for Review of Real Property

General Information

Basis for Adjustment

The Uintah County Board of Equalization (Board) only considers matters related to the valuation of property for tax purposes. The amount of tax and other issues not related to value cannot be considered by the Board. Only current year values can be appealed. If you have an appeal pending with the State Tax Commission for a previous year, you must still file an appeal with the Board for the current year.

Burden of Proof

You must present facts to the Board to support your claim that the assessor's value on your property is incorrect. If you fail to present such facts, the Board may issue a "Notice of Intent to Dismiss the Appeal" which allows you ten working days to submit the information requested by the Board. If the information is not submitted, your request for adjustment may be dismissed because the Board may not have sufficient information to make a decision.

Authority of the Board

The Board may raise, lower or maintain the value of your property based on the facts presented by you and by the assessor.

Payment of Taxes

You must pay your property taxes by November 30 to avoid penalties and interest, even if the Board has not made a final decision.

Filing Instructions

Board Applications and Hearings

Your application and all supporting facts must be filed with the Uintah County Board of Equalization no later than (45 days after the mailing date of the "Notice of Valuation and Tax Changes"). The Board will be in session from _____ through _____ from _____ a.m. to _____ p.m. at _____.

A separate "Request for Review – Real Property" form must be completed for each property for which you wish an adjustment of market value. All relevant documents must be attached.

Submit Notice

Please provide a copy of your current "Notice of Property Valuation and Tax Changes" with the "Request for Review – Real Property" form.

Tax Representative

An authorization form must accompany the application if a representative will appeal the value of your property on your behalf. Failure to obtain representation is not grounds for complaint at a later stage in the process. A minor must be represented by an adult.

Falsifying Evidence

An appellant or appellant's representative found to be misrepresenting, concealing, or falsifying information before the Board is subject to criminal prosecution as set forth by law.