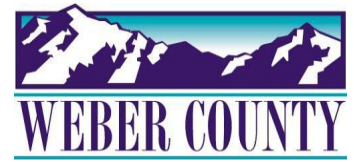


Board of Equalization
2380 Washington Blvd., Suite 320
Ogden, UT 84401-1456
boe@webercountyutah.gov
801-399-8112

2025 PROPERTY VALUATION APPEAL APPLICATION

Filing Deadline is: **SEPTEMBER 15, 2025**



Appeal Number:		Apply Online! https://www.webercountyutah.gov/Clerk_Auditor/appeal.php	
Property Owner Name:		Property Parcel Number(s):	
Mailing Address:		Phone Number(s):	
City, State, Zip:		Email Address(s):	
Type of Property: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Vacant Land <input type="checkbox"/> Other Description of Other:		Location of Property if different than mailing address:	
Market Value (as of January 1, 2025): \$		Owner(s) opinion of Fair Market Value (as of January 1, 2025): \$	

**Appeals without sufficient information or supporting documentation will be dismissed.
2025 values were determined based on market data gathered prior to January 1, 2025.
Information submitted should reflect market data within one year prior to the lien date of January 1, 2025.**

BASIS FOR APPEAL AND REQUIRED DOCUMENTATION:

1. ☐ **Comparable property selling for less.** Please attach the following information for your property and **three** comparable properties: sale/listing price, date of sale, MLS number, complete address, property type, year built, square footage, type of construction, garage/carport, basement, number of bedrooms, special features. To expedite your appeal, please provide as much information as possible and attach all supporting documentation.
2. ☐ **Purchase of the property.** If purchased within the last two years. Please attach a full copy of the sale documents. Loan applications are not acceptable
3. ☐ **Property fee appraisal.** If conducted within the last two years. Please attach a full copy of the appraisal report.
4. ☐ **Income approach.** 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 the property is owner occupied, submit the preceding information for comparable properties (Does not apply to single family residences, condos, or duplexes).
5. ☐ **Duplex.** Please include rent roll and comparable sales information.
6. ☐ **Property damaged by natural disaster or commercial property affected by access interruption.** Please provide explanation and documentation.
7. ☐ **Qualified Real Property.** Only applies to property appealed the year prior that resulted in a value reduction. Please see the back of this form for more details.
8. ☐ **Factual Error.** Please provide a full description of the error in the County's classification or the recorded characteristics of your property with the supporting evidence.

UNDER PENALTIES OF PERJURY, I DECLARE THAT ALL STATEMENTS HEREIN AND/OR ATTACHMENTS ARE TRUE, CORRECT, AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING.

Signature of Property Owner or Agent:		Date:		Signature of Property Owner or Agent		Date:	
Authorization to Represent Owner: <input type="checkbox"/> Attorney <input type="checkbox"/> Agent <input type="checkbox"/> Other				Business Name:			
Representative Name:				Business's Full Address:			
Representative Email:				Business Phone:		State License No.:	
Being the record fee owner of the real property referenced by the parcel number(s) above, I authorize the person named on this document, the authority to file an appeal with the Board of Equalization and represent me in matters concerning the valuation and taxation of said property. I further authorize this representative to appear as a witness at any informal or formal hearing of the Board and testify as to the valuation of said property and as to the accuracy of any factual documentation submitted on my behalf.							
Owner Signature:				Date:			

Board of Equalization and Appeal Information

APPEAL FILING DEADLINE IS SEPTEMBER 15, 2025

YOU CAN FILE YOUR APPEAL APPLICATION ONLINE OR PRINT ADDITIONAL APPLICATIONS AT: https://www.webercountyutah.gov/Clerk_Auditor/appeal.php

1. The Weber County Board of Equalization is established to consider matters related to the market value of your property.
2. The Board of Equalization has discretion to raise as well as lower the market value, based on the facts presented.
3. Only the current year market value, property characteristics, and/or property type as established Jan. 1, 2025 by the Weber County Assessor can be appealed. Also, only the whole parcel of property can be appealed. The separate parts of the property such as the garage, out building, or house cannot be appealed by themselves.
4. Fill out this appeal completely and submit it with all supporting evidence by the deadline. If you base our appeal on the poor condition of your home, please attach a detailed description and supporting documentation.
5. In most cases, a separate application must be filed for each parcel of property. If you are appealing several consecutive and identical parcels, and are using the same evidence for them all, you may be able to include all of the parcels on one appeal form. If the evidence will be different, please fill out separate applications for each parcel.
6. 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.
7. Appellants or representatives who misrepresent or falsify information are subject to criminal prosecution as set forth by the law.
8. For keys to a successful appeal, please see: <https://www.webercountyutah.gov/Assessor/appeals.php>
9. If this appeal involves qualified real property, the inflation adjusted value may alter the burden of proof. For more information on qualified real property, please see: https://www.webercountyutah.gov/Clerk_Auditor/qualified.php.

Qualified Real Property: At a local BoE hearing, **if the property is not a qualified real property, the taxpayer carries the burden of proof**, unless the County Assessor asserts a greater fair market value than the original assessed value. In that instance, the County Assessor carries the burden of proof, and the original assessed value will lose the presumption of correctness. If both parties argue against the original assessed value, both parties carry the burden of proof.

If the property is a Qualified Real Property, the County Assessor carries the burden of proof if they assert a fair market value equal to or greater than the inflation adjusted value, which is presumed to equal fair market value. If the taxpayer asserts a lower fair market value than the inflation adjusted value, the burden of proof lies with the taxpayer. If both parties argue against the inflation adjusted value, both parties carry the burden of proof.

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.

Please mail completed forms to:
WEBER COUNTY BOARD OF EQUALIZATION
2380 WASHINGTON BLVD, STE 320
OGDEN UT 84401-1456