

Personal Property-Mobile Home
BOX ELDER COUNTY
APPEALS INSTRUCTION FORM

These are instructions for appealing mobile home personal property values. Appeals will be accepted regarding the *market value* of your property **only**. Appeals **will not** be accepted based on the *tax dollar amount*. The value placed on the property is the assessor's estimated fair market value as of January 1.

Your appeal must be in written form and contain the following information:

- 1) A name and phone number where you can be reached and **please attach a copy of your tax notice** sent to you in addition to the evidence needed as explained in line 4 below.
- 2) The account number of the property you are appealing. This information is located, in the right-hand side of your tax notice.
- 3) Your estimated opinion of value of the property and how you arrived at that value.
- 4) Evidence to support your estimated opinion of the property value which must include at least one of the following criteria:
 - (a) Purchase of the property within the last year. Submit a copy of payment or applicable loan documents. **NOTE:** "short sale," "bank-owned," and/or "foreclosure" sales are not necessarily indicative of a fair market sale but will be considered. These sales must be supported by a valid appraisal report that banks require for such sales.
 - (b) An appraisal done on the property with an effective appraisal date within the year of 2024.
 - (c) At least 3 comparable properties similar to your mobile home that have sold within the year of 2024.
 - (d) A written statement of what you consider a factual error on the property.
- 5) In order to expedite your appeal, please submit this information no later than March 14, 2025. No appeals will be accepted after 5:00 p.m. (MST), April 1, 2025.
- 6) You can also submit via mail or in person to:

Box Elder County
Auditor's Office
01 South Main
Brigham City, UT 84302
Or Fax to (435)734-3361

- 7) The appeals information will be reviewed and processed in the *order they are received*. Upon receipt and review of your appeal information, an appraiser from the Assessor's Office may contact you for further clarification, stipulations, and if necessary, to make an appointment.

Thank you for your attention and cooperation to the above appeal guidelines. This process will expedite the appeals review of your property. For questions please call: 435-734-3388.

Please pay your taxes due by March 15th to avoid penalties and interest. If your property value is adjusted after the tax deadline, a refund will be issued if applicable.