

# **BOARD OF REVISION EVIDENCE**

If you are preparing evidence to submit along with your DTE-1 Complaint Against the Valuation of Real Property, please review the information below. If you do not have your evidence ready at the time of filing, you can e-mail it to:

[Hwalters@eriecounty.oh.gov](mailto:Hwalters@eriecounty.oh.gov)

Be advised that all evidence MUST be submitted at least 5 business days prior to your scheduled hearing date.

## **Different Types of Appraisals**

The appraised value of a property can vary greatly depending on the purpose for which an appraisal was prepared.

- ***Board of Revision Market Value Appraisal*** - An appraisal that is prepared specifically to illustrate the property's market value on January 1st of the tax year (this is the taxing date that the Auditor must use), creates a level playing field upon which the Board of Revision may make their decision.
- ***Mortgage Appraisal*** - An appraisal prepared for a bank loan has underwriting requirements; and may not reflect fair market value as defined in Ohio's laws.
- ***Insurance Appraisal*** - An appraisal for an insurance company typically includes only the home's value, and not the value of the land.
- ***Home Equity Appraisal*** - An appraisal for a home equity loan is based upon the bank being able to recoup the money they will be lending if the loan goes into default.

## **Items that will NOT be accepted as evidence of value include:**

- newspaper, magazine and Internet articles;
- letter from a Realtor® or auctioneer giving an opinion of your property's value;
- one-page appraisal;
- opinion of value from broker;
- real estate listings of property being offered for sale;
- sales of properties that sold by foreclosure, Sheriff's sale, auction, a bank or mortgage company, an REO sale, a property trade or a sale between relatives;
- appraisals created for financial reasons such as bank loan mortgage or refinance.