

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

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.