

Champaign County Board of Revision
1512 South U.S. Highway 68, Suite B300
Urbana, Ohio 43078
937-484-1600

AUD 051

Dear Taxpayer:

The Champaign County Board of Revision is interested in placing only a fair value on your property. We have a responsibility to you the taxpayer, and want to hear valid arguments as to why you believe your appraisal value is not correct.

Some items that are not considered in placing a value on your property:

- 1) Neighborhood disputes – for example, stray animals.
- 2) Landscaping and conditions of driveways.
- 3) Road conditions and other nuisances.

Some items that are considered in placing a value on your property:

- 1) Comparable sales of property similar to yours in similar neighborhood
 - a. Size
 - b. Age
 - c. Grade
 - d. Condition
 - e. Location
- 2) Some merit is given to appraisals; however, appraisals are not generally considered truly independent.

Compare only property values – not tax dollars paid. Senior citizen exemption, special assessments, and other variables affect valuation.

All applications must be filed in the auditor's office no later than **Monday, March 31, 2025**. Submit as much evidence to support your claim as you feel is necessary to the Board of Revision along with your application or at least 5 days prior to your hearing date. **The Board requires that you file one original and two copies when submitting the application**. The Board needs time to read and prepare for the hearing.

Finally, please keep in mind that the 'Burden of Proof' in establishing a revised value is placed upon you, the taxpayer. Remember that any adjustment made in value to your property by the Board of Revision must then be justified to other taxpayers, and the State of Ohio Department of Taxation.

Sincerely,

Champaign County Board of Revision