



APPEAL OF APPLICATION DENIAL OR OTHER STATUS CHANGE

Request for Reconsideration of County Assessor's Decision

UTAH COUNTY BOARD OF EQUALIZATION
100 E Center St #3600
Provo, Utah 84606

[RESET FORM](#)

Questions? Contact Us @
Phone (801) 851-8110, opt 3
Email: boe@utahcounty.gov

APPELLANT/PROPERTY OWNER CONTACT INFORMATION	SAVE FORM	PRINT FORM
APPELLANT NAME(S):		
BUSINESS NAME: (if applicable)		
MAILING ADDRESS:		
CITY, STATE, ZIPCODE:		
PHONE NUMBER:		
*EMAIL ADDRESS:		
<i>*All official notifications regarding your appeal will be sent via US Mail. Email addresses are optional. Utah County will not use email as a primary method of notification regarding your appeal. After filing an appeal, appellants should check their mail regularly until the appeal process is complete. Deadlines for appellant response to county actions are governed by the laws of the State of Utah and are strictly enforced.</i>		

I AM FILING THIS APPEAL FOR: (check one option only)	
☐	FARMLAND ASSESSMENT ACT/GREENBELT (REQUIRES 5+ ACRES DEVOTED TO AGRICULTURAL PRODUCTION)
☐	URBAN FARMING ASSESSMENT ACT (REQUIRES 1 TO 4.99 ACRES DEVOTED TO AGRICULTURAL PRODUCTION)

LIST OF PARCELS TO BE APPEALED		
If you need to appeal more than six parcels, please include a separate list with the information below for each parcel		
PARCEL/SERIAL NUMBER	PARCEL ACREAGE	PROPERTY LAND TYPE CLASSIFICATIONS (Dryland, Graze, Irrigated, Meadow, Orchard, Non-Productive)
1. : :		(select classification)
2. : :		(select classification)
3. : :		(select classification)
4. : :		(select classification)
5. : :		(select classification)
6. : :		(select classification)
Land is classified according to its capability of producing crops or forage. Capability is dependent upon soil type, topography, availability of irrigation water, growing season, and other factors. The county assessor classifies all agricultural land in the county based on SCS Soil Surveys and guidelines provided by the Tax Commission. To view guidelines from the Utah State Tax Commission go to tax.utah.gov/propertytax/locally-assessed/taxable-values/ or tax.utah.gov/propertytax/locally-assessed/faq/ and review the information provided.		

BASIS FOR APPEAL - CHECK ONE REASON ONLY☐

Denial of Initial Application for Farmland or Urban Farming Assessment

☐

Change to or Error with Farmland or Urban Farming Land Classification

☐

Change to or Error with Farmland or Urban Farming Land Eligibility Decision made by the County Assessor

Appeals of Total Market Value should be made through using the Valuation Appeal Application or online portal. Access to the portal and electronic application forms can be found at auditor.utahcounty.gov/valuation-appeals.

PLEASE PROVIDE YOUR EXPLANATION OF WHY THE APPLICATION WAS DENIED IN ERROR**WHAT DOCUMENTATION ARE YOU PROVIDING TO SHOW THAT YOU MEET THE REQUIREMENTS?**

FILING DEADLINE AND GENERAL INSTRUCTIONS

- **ALL APPEALS MUST BE FILED NO LATER THAN 60 DAYS FROM THE DATE LISTED ON THE DENIAL OF APPLICATION LETTER SENT TO YOU BY THE UTAH COUNTY ASSESSOR.** The 60-day window is established by UCA 59-2-516 & 59-2-1713. Late appeals may be filed with the Board of Equalization up to 120-days after the date listed on a letter of denial if the appellant submits a completed late petition with their application and meets the requirements set forth by the Utah State Tax Commission in Administrative Rule R884-24p for late filed appeals to the county Board of Equalization.
- **APPEALS MUST BE FILED WITH ALL EVIDENCE OR DOCUMENTATION.** The appellant is required to provide evidence or documentation that the County Assessor denied the application in error or in a manner contrary to current Utah State Law.
 - If production is in question, appellant must show receipts, bank statements, income/loss statements or other compelling evidence that the parcel(s) had active production as required by UCA 59-2-503 for Greenbelt or 59-2-1703 for Urban Farming.
- **ALL APPEALS WILL BE HEARD BY THE BOARD OF EQUALIZATION DURING A REGULARLY SCHEDULED MEETING.** The Board of Equalization meets monthly, typically on the last Thursday of the month at 2:00 pm in the chambers of the Utah County Commission at 100 E Center St Rm 1400 in Provo, Utah. You will be notified by mail of the date/time of the meeting in which your appeal will be heard. Appellants may appear in person, by phone, or by video conference. This meeting is considered an informal hearing as witnesses are not typically placed under oath before they testify.
- **EACH APPLICATION MUST BE SIGNED IN THE OATH AND SIGNATURE SECTION BELOW BY THE PROPERTY OWNER.** Property owners may represent themselves or provide an authorized agent to represent their interests before the board.

IMPORTANT FINAL REMINDERS - PLEASE NOTE CAREFULLY!

Completed form and all supporting documentation must be submitted by email, mail or in-person by **no later than 60-days from the date listed on the letter of denial.**

PAYMENT OF TAXES

Taxes will be due and payable as noted on the Tax Notice mailed prior to November 1. If you have not received a decision by the due date (Nov 30) you should pay the taxes as billed. Failure to pay when due will result in penalties and interest being added to the amount due.

The filing of your appeal does not stop interest and penalties while your appeal is in process. If you wish to avoid interest and penalties in the event your appeal is denied, you need to pay the full amount taxes due on or before the due date on your tax notice.

If your appeal is successful you will be refunded any amount paid over and above taxes due after the Greenbelt Exemption has been applied. If you do not pay and your appeal is successful, interest and penalties will be removed for the adjusted portion of taxes only. All other interest and penalties will remain and be due.

SUBMIT COMPLETED FORM AND ALL DOCUMENTATION TO UTAH COUNTY BOE VIA:

EMAIL: BOE@UTAHCOUNTY.GOV

US MAIL OR IN PERSON: UTAH COUNTY BOARD OF EQUALIZATION 100 E CENTER ST #3600, PROVO, UT 84606

OATH AND SIGNATURE

UNDER PENALTIES OF PERJURY, I DECLARE ALL STATEMENTS HEREIN AND/OR ATTACHMENTS ARE TRUE, CORRECT AND COMPLETE.

SIGNATURE OF APPELLANT

DATE

PRINT FORM

RESET FORM

SAVE FORM

UTAH COUNTY STATEMENT ON DATA PRIVACY

When a government agency requests an individual to provide personal data, the Utah Government Data Privacy Act, as found in Utah Code Title 63A, Chapter 19, requires the agency to inform the individual of the purpose for the data collection, the manner in which the data will be used, and the potential consequences of withholding the requested information. All personal data provided will be protected and maintained as confidential to the extent required by law for the program or service for which the information is submitted.

The Office of the Utah County Auditor requires the completion of these forms to evaluate your eligibility—or the eligibility of the organization you represent—to file an appeal of an assessed property value. Any personal data provided will be used solely to the extent necessary to review and determine the validity of the valuation appeal submitted to the Auditor’s Office. Although submission of the requested information is voluntary, failure to provide it may result in delays or denial of the appeal. All data collected is maintained in accordance with the applicable record series and as required by Utah Code 63G-2-307.

Complete the following pages **ONLY** if you are attempting to file an appeal **61 days or more** after the date listed on your notice.

As per UCA 59-2-516 & 59-2-1713 late appeals may be filed with the Board of Equalization up to 120-days after the date listed on a letter of denial if the appellant submits a completed late petition with their application and meets the requirements set forth by the Utah State Tax Commission in Administrative Rule R884-24p for late filed appeals to the county Board of Equalization.



PETITION TO ACCEPT APPEAL AFTER FILING DEADLINE

Request to Board to Accept Late Filed Appeal

UTAH COUNTY BOARD OF EQUALIZATION

100 E Center St #3600

Provo, Utah 84606

RESET FORM

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I AM FILING THIS PETITION IN SUPPORT OF MY APPEAL FOR: (check one option only)	
☐	FARMLAND ASSESSMENT ACT/GREENBELT DENIAL OF INITIAL APPLICATION
☐	URBAN FARMING ASSESSMENT ACT DENIAL OF INITIAL APPLICATION

LIST OF PARCELS TO BE APPEALED		
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I AM PETITIONING THE BOARD TO ACCEPT THIS APPEAL AFTER THE FILING DEADLINE FOR THE FOLLOWING REASON: (check one option only)

☐	MEDICAL EMERGENCY	During the period prescribed by UCA 59-2-516 or 59-2-1713, the property owner was incapable of filing an appeal as a result of a medical emergency to the property owner or an immediate family member of the property owner, and no co-owner of the property was capable of filing an appeal.
☐	DEATH OF PROPERTY OWNER	During the period prescribed by UCA 59-2-516 or 59-2-1713, the property owner or an immediate family member of the property owner died, and no co-owner of the property was capable of filing an appeal.
☐	FAILURE TO NOTIFY	The county did not comply with the notification requirements of UCA 59-2-508 or 59-2-1707.
☐	EXTRAORDINARY AND UNANTICIPATED CIRCUMSTANCES	The property owner was unable to file an appeal within the time period prescribed by UCA 59-2-516 or 59-2-1713 because of extraordinary and unanticipated circumstances that occurred during the period prescribed in the above sections of code, and no co-owner of the property was capable of filing an appeal.

According to UCA 59-2-516, UCA 59-2-1713 and Administrative Rule R884-24P-66

FULL EXPLANATION OF WHY THE REASON CHECKED ABOVE PREVENTED TIMELY FILING OF THIS APPEAL:

Petitioner must provide any additional documentation that supports their selected petition reason and the explanation offered above. The Board will grant or deny this petition based on the information provided by the appellant.