



# RALPH T. MEACHAM CPA MAHONING COUNTY AUDITOR

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## FOR IMMEDIATE RELEASE

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### **Taxpayers Can Appeal Property Values Now through March 31**

**Mahoning County, OH** - Taxpayers may file a *Complaint Against the Valuation of Real Property* if they disagree with the fair market value the Auditor has placed on their property. The burden of proof falls upon the complainant, and once a taxpayer files a complaint, a hearing is scheduled to provide the taxpayer an opportunity to present evidence to the Board of Revision in support of their opinion of value.

Relevant evidence for residential property can include a closing statement, a purchase agreement, or a copy of a conveyance statement of recently purchased property; marketing/listing agreement of the property if it is for sale; photographs; and new construction costs. Professional appraisals are helpful but not required.

Relevant evidence for commercial properties can include a closing statement, a purchase agreement, or a copy of a conveyance statement of recently purchased property; marketing/listing agreement of the property if it is for sale; lease agreements or rent rolls if applicable; photographs of the property with professional estimates of costs to repair deficiencies; three years of Income and Expense Statements or appropriate schedules of the complainant's Federal Income Tax return; construction costs of a new building certified by the builder and including land costs; and an appraisal report by a certified appraiser (Board of Revision has the right to question such appraisal).

Evidence that is not especially relevant to a property's valuation includes pets or other nuisances in the area; neighborhood disputes; sewer problems which may be handled by the Sanitary Engineer's Office; dissatisfaction with increased taxes as they are the result of voted levies and the fact that you have done nothing to increase the value of your property.

"Taxpayers have the right to question their property tax values and I encourage taxpayers to call my office with any questions regarding the appeal process," Auditor Meacham stated.

Auditor Meacham is instructing taxpayers who are interested in filing a *Complaint Against the Valuation of Real Property* to call his office to request a form be mailed to them. These complaints must be filed and received in the Mahoning County Auditor's Office by 4:30 pm on or before March 31<sup>st</sup>.

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