



County of Hamilton

DUSTY RHODES

— AUDITOR —

FOR IMMEDIATE RELEASE

FROM: Dusty Rhodes
Hamilton County Auditor (513-946-4047)

County issues warning about tax appeal offer

County Auditor Dusty Rhodes is warning property owners to beware of companies offering to assist with valuation appeals.

ValueAppeal, LLC of Seattle has mailed letters to area residents saying they could be overpaying their taxes because “the County” value of their property might be in error. “I have seen some solicitations that say owners could be overpaying by thousands of dollars”, said Rhodes.

The mailings offer what some companies term “a custom report”. The charge is reported to be \$99. Rhodes said owners can do the research on their own and can file an appeal for no charge with the Board of Revision (BOR).

“We often advise homeowners to contact a Realtor who is active in their area for an independent opinion of their value,” he said. “They can also review recent sales of comparable properties on our website www.hcauditor.org”.

“The information is available and easy to access,” said Rhodes. “Why pay some out-of-town company to provide what you can get for free?” he asked. He said similar letters have been mailed to property owners in counties across the state.

He noted that no one can offer a “guarantee” of a value reduction by the BOR. “Promises of ‘risk free’ filings are extremely misleading. Each case is considered on its merits and the BOR can increase a value”, he said.

The BOR is a three-member board which includes a representative appointed by a County Commissioner, the County Treasurer and the Auditor.

Auditor Rhodes completed a full reappraisal last year and the new values became effective with the first tax bill this year. Owners who believe their value is inaccurate should make sure their BOR complaint forms are received by the Auditors office by 4pm on April 2.

Complaint forms and instructions are available from the Auditors office or may be accessed on the Auditor’s website.

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