



# County of Hamilton

DUSTY RHODES  
AUDITOR

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## FOR IMMEDIATE RELEASE

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

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

ValueAppeal, LLC of Seattle is one of several companies mailing 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 solicitations that say owners could be overpaying by thousands of dollars", said Rhodes.

Some mailings offer what some companies term "a custom report". One charges \$159. 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 as a first step," he said. "They can also review recent sales of comparable properties on our website [www.hcauditor.org](http://www.hcauditor.org)".

"The information is available and easy to access," said Rhodes. "Why pay some out-of-town company to provide what anyone can get at no cost?" 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" or "a very high likelihood" of a value reduction. "Promises of 'risk free' filings are extremely misleading. Each case is considered on its merits and the BOR can increase a value", he said. "Filing a BOR complaint is the initiation of a legal proceeding.. Potential filers are urged to carefully review the instructions we provide to best present their case," he added.

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 in 2011. The current values became effective with the first tax bill in 2012. Owners who believe their value is inaccurate should make sure their BOR complaint forms are received by the Auditors office by 4pm on March 31.

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

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