

HOW TO BEST PRESENT YOUR CASE BEFORE THE BOARD OF REVISION

The Board of Revision wants to ensure that Montgomery County property values are accurate.

Taking the time to read and comply with the rules, instructions and guidelines we have provided will help insure a successful hearing and an accurate decision.

Here is a list of items that can help you establish your property's value:

- **If you sold or purchased your property within the last two years, a signed purchase contract and settlement statement**
- **A recent appraisal (though not required) can be helpful in establishing value**
- **A list of 3 to 6 recent sales of properties similar to yours in your neighborhood, showing similarities and differences between your property and the sale properties. Include age, square footage, and location. (This information may be found on www.mcrealestate.org)**
- **A realtor's Comparative Market Analysis of similar, recently sold properties**
- **Itemized professional estimates and photographs establishing costs for fixing a problem on the property**

Solid information about the MARKET VALUE (usually sales information) is the key to an effective presentation.

Describing neighborhood concerns such as noise or crime is only helpful when accompanied by proof that market values are affected. This is best shown with sales information to establish MARKET VALUE.