

*****Attention Please Read*****

The following information is provided to assist the citizens of Montgomery County in understanding the Board of Revision (BOR) process, terms, and application and to avoid commonly made mistakes that can be fatal to a complaint filed with the BOR. Most important, it is meant to help citizens feel more at ease if they decide to file a complaint with the BOR.

Important Terms for Board of Revision Purposes

Appraisal:	The act or process of developing an opinion of value
Arms Length Transaction:	Voluntary sale of real property with a willing buyer and a willing seller without duress, taking place in the open market and the parties act in their own self interest.
Board of Revision (BOR):	The BOR is responsible for hearing and deciding on complaints of real property assessment.
Complainant:	The person who files the complaint to demonstrate the value of real property, usually a property owner, a local school board, or an attorney working on their behalf.
Counter Complainant:	A person challenging a complaint to demonstrate the value of real property, usually a property owner, a local school board, or an attorney working on their behalf.
Hearing:	A proceeding, on the record, to determine an issue of fact on the basis of available evidence.
Market Price:	The price a particular buyer and seller agree to in a particular transaction; the amount actually paid.
Market Value:	The probable price which a property should bring in a competitive and open market under conditions required for a fair sale.
Parcel Identification Number	A unique code of numbers and letters a specific property on the assessment and tax rolls.