



Update on Buncombe County's Reappraisal Process

Gary C. Roberts
Tax Director



What do we need to cover?

- What is a Reappraisal?
- What do our NC laws say about the timing?
- What are the important dates for the Reappraisal Process?
- What to do if a Citizen contacts you?
- Assistance for our citizens?



What is a Reappraisal?

- It's a process for determining the Fair Market value of property for taxation purposes.
- The process creates fairness and equity for our Citizens within the County.
- Mass appraisal process.
- All land and improvements are valued separately, but have one Market value.
- The sum of all property values will be different.



What do our NC laws say about the timing of the Reappraisal? (GS § 105-286)

- **Octennial Cycle** – Counties must to complete reappraisal once every 8 years.
- **Mandatory Advancement** – Counties whose population is greater than 75,000 must complete a reappraisal if:
 - the County's Sales Assessment Ratio is less than 85% or greater than 115%.
- **Optional Advancement**- County Commissioners have a right to advance the cycle.

What are the important date for the Reappraisal Process?

- Commissioners approved the date for the Reappraisal (August 7th).
- Commissioners approved the Schedule of Values (September 18th).
- New value notice will be mailed January 2013.
- Citizens right to appeal new value (February – mid April).
- Approve budgets and set new tax rate (June 2013).
- Mail tax bills in mid August 2013.



What to do if a Citizens contacts you about their new assessment?

- Taxes can be complicated....
- There is an appeal process.
- Have them to call the Tax Department.
- If the there is a error or mistake, we will correct it.



Are there programs to assist our Citizens?

- Elderly or Disabled - Exclusion
- Disabled Veteran - Exclusion
- Circuit Breaker - Tax Deferment
- Present Use Program – Tax Deferment

Elderly or Disabled - Exclusion

Would receive the greater of \$25,000 or 50% reduction to property value.

- Required to be the owners permanent residence.
- For Elderly – required to be age 65 or older.
- Totally and permanently disabled. Requires statement from Physician.
- Income (from previous year) is required to be less than \$28,100.



Disabled Veteran - Exclusion

Excludes up to \$45,000 from tax assessment

- A veteran who separated with an honorable discharge, or
 - Under honorable conditions.
 - Has a total and permanent service connected disabilities.
 - Received benefits for specially adapted housing (under 38U.S.C. 2101).
- Benefit is available to surviving spouses.
- Requires form NCDVA-9 certified by US Department of Veterans Affairs.



Circuit Breaker - Tax Deferment

Taxes for each year are limited to a percentage of qualifying owners income

- 65 years or older, or totally and permanently disabled.
- Owned & occupied the property for the last 5 years, prior to January 1st.
- Both spouses are required to agree and sign this application.

Circuit Breaker - Tax Deferment

Income up to \$28,100, tax is calculated at 4% of income.

An Example:

- Income is \$26,400
 - Home assessed at \$225,000
 - Tax bill for 2013 \$2,452.50
- | | |
|---------------------|-------------------|
| Income taxable (4%) | <u>\$1,056.00</u> |
| Deferred taxes | \$1,396.50 |

Circuit Breaker - Tax Deferment

If the income is greater than \$28,100, but less than \$42,150, tax is calculated at 5% of income.

An Example:

- Income is \$41,600
 - Home assessed at \$225,000
 - Tax bill for 2013 \$2,452.50
- | | |
|---------------------|-------------------|
| Income taxable (5%) | <u>\$2,080.00</u> |
| Deferred taxes | \$ 372.50 |



Present Use Property

- **Wildlife Conservation - 20 to 100 Acres**
 - Protects animal wildlife habitats, or conserves longleaf pine forest, small wet lands, streams, rock outcrops, bat caves, etc.
 - Written plan with NC Wildlife Resources Commission.
- **Forestland - 20 Acres**
 - Requires written management plan for the production of trees.
- **Agriculture - 10 Acres**
 - Commercial production of crops, plants, animals.
- **Horticulture - 5 Acres**
 - Commercial production of fruits, vegetables, nursery, or floral products.



Questions.....
