



**Buncombe County, North Carolina
Tax Department
2017 COMMERCIAL VALUE REAPPRAISAL NOTICE**

Notice Date

PIN / Property ID #	Acreage	Property Location	Appraised Value	Assessed Value
Your PIN appears here.				

You are listed, by this office, as the owner of the above real estate. If you no longer own the property listed above, please forward this notice to its present owner. In accordance with State Law, all property in the county has been reappraised in order to equalize assessments. The assessed value of your property represents 100% of the market value. The tax rate for 2017 will be set by the Buncombe County Board of Commissioners by **June 30, 2017**.

If you agree with your value, you do not need to do anything. If you wish to appeal the value of this notice, you must complete one of the following procedures **within 30 days of the date of this notice**:
 (1) Complete the Informal Appeal Form online at Tax.BuncombeCounty.org/appeal, or (2) Complete the attached Informal Appeal form and return it by mail, or (3) Phone our office at (828) 250-4940 to schedule an appointment.
Please select only one of these procedures.

TO APPEAL DETACH AND COMPLETE FORM

2017 COMMERCIAL INFORMAL REVIEW FORM

Notice Date

PIN / Property ID #	Acreage	Property Location	Appraised Value	Assessed Value
Your PIN appears here.				

YOU DO NOT NEED TO DO ANYTHING IF YOU AGREE WITH YOUR NEW VALUE.

You may keep this notice for your records. The 2017 tax bill based on this value will be mailed to you in August 2017. If you wish to appeal then complete this form and return it to the address below. **If this form is returned blank or incomplete it will not provide enough information to allow the appraiser to make an adjustment to the assessed value.**

To assist in valuing your property correctly please list the following information (attach additional documentation if needed):

- My opinion of the 100% market value of this property as of January 1, 2017 is: \$
- List any remodeling or improvements completed within the last four years. _____
- If the property has been for sale, list the date and asking price. _____
- If you have an appraisal less than four years old, please include a copy with this form.
- Net leasable area of the building or unit count (apts, rooms, sites) _____
- Please attach the following from 2014-2016 that apply to this property: appraisal, rent rolls, profit and loss statements, lease agreements, expenses, vacancy rates, income sources, market capitalization rates, RevPar, costs of new construction or renovations.
- I disagree with the assessed value of my property because: _____

Please tell us about your property and anything that affects this property's value. Attach complete copies of documentation to support your opinion of value such as: written descriptions, recent appraisals, recent labeled photos, real estate listings, or recent sales of comparable properties. RETURN to:

BUNCOMBE COUNTY TAX DEPARTMENT
REAL ESTATE ASSESSMENT DIVISION
94 COXE AVENUE
ASHEVILLE, NC 28801 828-250-4940
www.buncombecounty.org

EMAIL _____ DAYTIME PHONE _____ SIGNATURE _____ DATE _____

This review request is being filed by: The property owner not the owner or a representative, Accountant Attorney Tax Representative

Representatives must attach documentation giving them the right to act as an agent of the land owner.

Property values cannot be changed based solely on the percent change in value since 2013 or on the property owner's ability to pay the anticipated taxes for 2017. Allow at least 12 weeks for the result of the informal review to be mailed to you. The result of this review will be one of the following for 2017: Property value unchanged, property value decreased, property value increased.

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GENERAL INFORMATION
AND FREQUENTLY ASKED QUESTIONS

How do I appeal my property value?

If you do not agree with the new assessed value, complete one of the following three options:

Option #1. Complete the informal review form and return it with any supporting documentation to the Tax Office within 30 days of the date on this notice.

Option #2. You may call 828 250-4940 to schedule an appointment to visit our office. Please complete and detach this form and bring it with you if you choose option #2.

Option #3. File an informal review form online at Tax.BuncombeCounty.org/appeal

Regardless of the method you use for your appeal, the information you provide will be considered by an appraiser and notification of the decision will be mailed to you. Expect a minimum of 12 weeks for your review to be processed. The result of this review will be one of the following for 2017: property value unchanged, property value decreased, property value increased. A change can only be considered if you demonstrate that the appraised value is substantially different than market value, or is inconsistent with the value placed on similar property. You may request an on-site inspection of your property, please list reasons why the property should be inspected. Please allow a minimum of 12 weeks for your review request to be processed. If you do not agree with the result of this review, you may appeal to the Board of Equalization and Review. Instructions on how to appeal to the board of Equalization and Review will be included in the informal review result notification.

What is a reappraisal?

A reappraisal is the process of revaluing all real estate within a county. North Carolina General Statute 105.283 requires that property be valued at 100% of its market value. The 2017 reappraisal was conducted by employees of the Buncombe County Tax Department. These appraisers are certified Real Estate Appraisers with the North Carolina Department of Revenue, and will be available to review your information.

What is market value?

Market value is the price estimated in terms of money at which the property would change hands between a willing buyer and a willing seller, neither being under any pressure to buy or sell, and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used. **Market Value** is not any of the following: the actual or historic cost, insured value, construction cost, liquidation or salvage value, depreciated asset or book value, present use value, aesthetic value, inheritance value, condemnation value, or foreclosure value.

What is market price? Market price is the actual sales price. Market price **may or may not** be the same as market value.

What are reasons that my property value may be adjusted?

Reasons for changes to your assessment are: correction of the information on your property (square footage, number of baths, etc), additional information that may be unknown to the appraisers such as water or fire damage, or anything that limits the potential sale price of the property.

Property values cannot be changed based solely on the percent change in assessed value since 2013 or on the property owner's ability to pay the anticipated taxes for 2017. An informal review of your property value will result in the assessed value being: (1) unchanged, (2) increased or (3) decreased.

OFFICE USE ONLY

Result of Review

No Change

Decrease in Value

Increase in Value

Review request Withdrawn by Owner

REVIEWER COMMENTS
