



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

Notice Date

PIN / Property ID #	Acreage	Property Description	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

Notice Date

2017 INFORMAL APPEAL FORM

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If you select **procedure (1) or (2)** you will save time and avoid the wait that can be experienced when trying to reach us by phone. **It will not be necessary for you to make a personal visit to our office.** The written information you provide will be considered by our appraisers and you will be mailed notification of their decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision to be mailed to you.

A review of property values will result in the assessed value being: (1) unchanged, (2) increased or (3) decreased

You may appeal the appraised value if: (1) the property is appraised for substantially more than its market value (list all comparable sales) or (2) the property is not equitably assessed compared to similar properties. Please list these properties and attach them to this form. The assessment cannot be adjusted based on the amount of increase in assessed value or your ability to pay taxes.

What is the most probable price this property would sell for? \$

What was the purchase price (if purchased within the last four years)? _____

List any remodeling or improvements completed within the last four years. _____

If the property has been for sale in the last four years, list the asking price. _____

Number of full bathrooms (three or more fixture): _____ Number of half bathrooms: _____

Number of fireplaces/gaslogs: _____ Other structures located on property (barn, garage, etc.) _____

Air Conditioning: YES NO

Heat Type: Oil / Gas Electric Heat Pump Other If other please list _____

Approximate square footage of basement: _____ Approximate living area in basement:

List any mobile homes located on this property:

Year	Size	Owner
Year	Size	Owner

I DISAGREE WITH THE APPRAISED VALUE OF MY PROPERTY BECAUSE: _____

DOCUMENTATION TO SUPPORT YOUR OPINION OF VALUE IS ESSENTIAL. PLEASE ATTACH COMPLETE COPIES OF ANY APPRAISALS, CLOSING STATEMENTS, REAL ESTATE LISTINGS, INCOME AND EXPENSE STATEMENTS, ETC. TO THIS FORM AND RETURN TO:

BUNCOMBE COUNTY TAX DEPARTMENT
REAL ESTATE ASSESSMENT DIVISION
94 COXE AVENUE
ASHEVILLE, NC 28801

E-Mail _____ Cell Phone No. _____

DATE _____ DAYTIME PHONE _____ SIGNATURE _____

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.

- To appeal by mail, return this completed form to the Tax Department.
- Complete this form and bring it to your interview if you are appealing in person.

9158PRER 1/12/17 PMS 140 K Per 10.5'

STANDARDS FOR APPRAISAL AND ASSESSMENT

NORTH CAROLINA GENERAL STATUTE 105-283 STATES THAT...ALL PROPERTY REAL AND PERSONAL SHALL AS FAR AS PRACTICABLE BE APPRAISED OR VALUED AT ITS TRUE VALUE IN MONEY...THE WORDS "TRUE VALUE" SHALL BE INTERPRETED AS MEANING MARKET VALUE, THAT 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 COMPULSION 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.

WHY WERE BUNCOMBE COUNTY REAL ESTATE PROPERTIES REAPPRAISED?

North Carolina General Statute mandates a reappraisal of real property at regular intervals. To insure fairness and equity for all citizens, the Buncombe County Board of Commissioners authorized a reappraisal for 2017.

INFORMAL APPEAL PROCESS

The 2017 Property Appraisal was conducted by employees of the Buncombe County Tax Department. These appraisers are certified as real estate appraisers with the North Carolina Department of Revenue, and will be available to review your real estate values. A CHANGE IN VALUE WILL BE CONSIDERED ONLY IF THE REAL ESTATE OWNER CAN DEMONSTRATE THAT THE APPRAISED VALUE IS MORE THAN MARKET VALUE, OR IS INCONSISTENT WITH THE VALUE PLACED ON SIMILAR PROPERTY. A request for review may be made in writing by completing the attached informal Review Form in its entirety, and returning it to the Buncombe County Real Estate Assessment Office **within thirty (30) days** of the date of this notice, or by phoning (828) 250-4940 to request a scheduled appointment **within thirty (30) days** of the date of this notice.

This notice is the result of a County-wide Reappraisal and you may request an on-site visitation of your property. The Informal Appeal process takes several months to complete in a year in which a General Reappraisal has taken place. Therefore, please allow approximately 8 to 12 weeks from the date we received your appeal form (or visit our office) for our decision to be mailed to you. **YOUR RIGHT TO APPEAL TO THE BOARD OF EQUALIZATION AND REVIEW IS PROTECTED DURING THE TIME WE ARE CONSIDERED THE INFORMATION YOU HAVE PROVIDED CONCERNING YOUR INFORMAL APPEAL.**

BOARD OF EQUALIZATION AND REVIEW

If you disagree with the results of your Informal Appeal you have a right to file a Formal Appeal to the Board of Equalization and Review. You may request a Formal Appeal anytime prior to the adjournment date of the Board of Equalization and Review or within thirty (30) days of your last notice of Assessed Value. All requests for Formal Appeal must be in writing and on the proper form. Formal Appeal forms are available at the Buncombe County Real Estate Assessment Office. The first meeting of the Board of Equalization and Review must be held no earlier than the first Monday in April and no later than the first Monday in May. Actual times and dates will be advertised in the local newspaper.

Our appraisers will review the information that you provided and will notify you with the results of this review. Please be sure to complete this form in its entirety and return it within the prescribed time to the:

**BUNCOMBE COUNTY TAX DEPARTMENT
REAL ESTATE ASSESSMENT DIVISION
94 COXE AVENUE
ASHEVILLE, NC 28801
buncombecounty.org/Tax**

Please include your daytime phone number in the event that the appraiser needs to contact you.

The objective of this Informal Review will be to assure that your property is appraised at 100% of its Fair Market Value; therefore, your value could remain the same, decrease, or increase.

OFFICE USE ONLY

STATUS

Withdrew _____ No Change _____ Adjustment Made _____

REVIEW

Was an inspection requested? _____ Date of Inspection _____

REVIEWER COMMENTS

The County of Buncombe does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability in admission or access to, or treatment or employment, in its services, programs, and activities, in compliance with applicable Federal and State laws.