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Part INFORMAL APPEAL FORM Appraised Num Assessed Num Your END appeals have Image: State	TO APPEAL DETAC	H AND COMPLETE F	ORM	longer own the property listed abo owner. In accordance with State I reappraised in order to equalize a property represents 100% of the set by the Buncombe County Boa If you agree with your value , y wish to appeal the value of this m following procedures within 30 c (1) Complete the Informal Appea <u>Tax.BuncombeCounty.org/appea</u> Appeal form and return it by mail (828) 250-4940 to schedule an a	ove, please forward thi Law, all property in the assessments. The asse market value. The tax and of Commissioners I ou do not need to do otice, you must comp lays of the date of the I Form online at I, or (2) Complete the , or (3) Phone our offi ppointment.	is notice to its county has be essed value of rate for 2017 of by June 30, 2 anything. If lete one of the is notice: attached Info ce at	prese een f your will be 017 . you e
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<pre>within 30 days of the date of this notice: (1) Complete the Informal Appeal Form online at Tax. BurnontheCounty organaler, or (2) Complete the allerhoed and appendituation and return it by mail, or (3) Phoe our office at (23) 200-4960 to schedule an appointant. Please select only our appeal and the appendix that our office at (23) 200-4960 to schedule an appointant. Please select only our appealators and you will be allerhoed and appendituation to the advect procedure (1) or (2) you will save time and avoid the weilt hat can be experienced when Unique to enable by our appealators and you will be allerhoed to you.</pre>				\bigcirc			
t will not be necessary for you to make a personal visit to our office. The written information you provide will be called notification of their dealors. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximately 8 to 12 weeks from the date we receive your appeal form for our decision. Allow approximate seases of value of substantially more than its marker value (list all comparable seles) or (2) the ror perty is apprating the property was been for sale in the last four years. If the property has been for sale in the last four years. If the property has been for sale in the last four years, list the asking price. If the property is apprated to get the property weeks the asking price. If the property is apprated to get the property weeks the asking price. If the property is apprate to the property weeks the asking price. If the property is apprate to the property weeks the asking price. If the property is apprate to the property weeks the asking price. If the property has been for sale in the last four years. If the property ha	within 30 days of the dat	e of this notice: (1) Col	mplete the Informal Appeal Form	online at Tax.BuncombeCounty.org	/appeal, or (2) Comple	ete the attach	ed
What is the most probable price this property would sell for? \$ What was the purchase price (if purchased within the last four years)?	nailed notification of their of review of property valu You may appeal the appr property is not equitably	decision. Allow approximates will result in the assaised value if: (1) the passessed compared to	ately 8 to 12 weeks from the date sessed value being: (1) unchar property is appraised for substa o similar properties. Please list	we receive your appeal form for our aged, (2) increased or (3) decreas antially more than its market valu these properties and attach then	decision to be mailed ed e (list all comparable	to you.) the
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):	-			, to pay taxes.			
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umber of full bathrooms (three or more fixture):	the property has been fo	r sale in the last four yea	ars, list the asking price.	7			
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epresentatives must attach documentation giving them the right to act as an agent of the land owner.		3					

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.

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. <u>A CHANGE IN VALUE WILL BE CONSIDERED ONLY IF THE REAL ESTATE OWNER CAN DEMONSTRATE THAT THE APPRAISED VALUE IS MORE THAN MARKET</u>
<u>VALUE, OR IS INCONSISTENT WITH THE VALUE PLACED ON SIMILAR PROPERTY</u>, 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.

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 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			
		WER 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.