

2016 PROPERTY VALUE APPEAL FORM



MAIL TO:
MOORE COUNTY TAX OFFICE
ATTN: APPRAISAL DIVISION LEADER
P. O. BOX 457
CARTHAGE, NORTH CAROLINA 28327

IF YOU WISH TO APPEAL A REAL PROPERTY TAX VALUE, BUSINESS PERSONAL PROPERTY OR PERSONAL PROPERTY TAX VALUE, PLEASE PROVIDE THE FOLLOWING INFORMATION:

FOR REAL PROPERTY APPEAL (Please complete this sectionSee reverse side for additional information)

****REAL PROPERTY APPEAL DATA SUCH AS APPRAISALS, COMPARABLE SALES AND COST DATA SHOULD BE AS OF THE MOST RECENT REVALUATION DATE OF 1/1/2015 (Note: Information must be provided in order to be considered during the appeal process)****

PARCEL ID (LRK or PAR ID): _____ DATE OF APPEAL: ____/____/____

PROPERTY OWNER: _____

LOCATION OF PROPERTY: _____

*****OWNER'S OPINION OF VALUE: \$ _____ (Value required for processing)**

HAVE ANY STRUCTURES BEEN ADDED / CHANGED DURING THE PREVIOUS YEAR: ____ IF YES, PLEASE EXPLAIN: _____

HAVE MAPPING OR BOUNDARY CHANGES OCCURRED DURING PREVIOUS YEAR: ____ IF YES, PLEASE EXPLAIN: _____

PLEASE INDICATE WHICH OF THE FOLLOWING REASONS MAY SUBSTANTIATE THE OWNER'S OPINION OF VALUE: (Check one or more options below)

SIZE, SHAPE OR TOPOGRAPHY ACCESS OR ROAD FRONTAGE EASEMENTS ZONING

THE PROPERTY WILL NOT PERK (Please provide perk test results to validate) FLOODING / SOILS

OTHER: EXPLAIN _____

FOR PERSONAL OR BUSINESS PROPERTY APPEALS (Please indicate from options below)

****FOR BUSINESS PROPERTY OR PERSONAL PROPERTY APPEALS PLEASE ATTACH ANY DOCUMENTS OR PROOF OF OWNER'S OPINION OF VALUE: (Note: Information must be provided in order to be considered during the appeal process)****

Account Number _____ Owners Name _____ Phone (____) _____ - _____

Check/Complete below those that apply:

BUSINESS PERSONAL PROPERTY TAX VALUE (HIGHER/LOWER) THAN APPRAISED VALUE

PERSONAL PROPERTY VALUE APPEAL (HIGHER/LOWER) THAN APPRAISED VALUE

LATE LIST PENALTY APPEAL

OPINION OF VALUE _____ DESCRIPTION _____

DETAILS OF APPEAL _____

FOR BOTH INFORMAL AND FORMAL APPEALS, ALL INFORMATION PROVIDED WILL BE REVIEWED AND A DECISION LETTER MAILED REGARDING THE RESULTS OF THE APPEAL. FOR BOARD OF EQUALIZATION AND REVIEW APPOINTMENTS, AN APPOINTMENT CARD WILL BE MAILED SPECIFYING THE DATE AND TIME OF THE REVIEW. IF THE TAXPAYER IS NOT PRESENT, THE INFORMATION PROVIDED WILL BE REVIEWED BY THE BOARD AND A DECISION RENDERED.

NOTE: WITH ANY APPEAL THERE ARE THREE POSSIBLE RESULTS, AND THE RESULTING VALUE IS EFFECTIVE FOR THE CURRENT YEAR FORWARD AND NOT RETROACTIVE.

- 1. THE PROPERTY VALUE MAY DECREASE
- 2. THE PROPERTY VALUE MAY INCREASE
- 3. THE PROPERTY VALUE MAY REMAIN THE SAME

****SIGNATURE _____ DATE _____/_____/_____**

****PHONE NUMBER (____) _____ - _____ E-Mail Address _____**

For Office Use Only: Date Appeal received: ____/____/____ by: _____

Type of appeal: Informal Real Property Formal Real Property Personal/Business Property

Action Taken: _____

PROPERTY TAX APPEALS PURPOSE AND PROCESS

The purpose of the appeals process is to allow for the review and if necessary, corrections to property values that are incorrect or inequitable related to similar or comparable properties.

The North Carolina General Statutes that apply are: 105-286, 105-287, 205-322

STEPS THE TAX DEPARTMENT TAKES TO ENSURE VALUE CORRECTNESS AND EQUITABILITY

- Review all recorded deeds to determine if the transaction qualifies as an, "Arms-Length" sale.
- Code all sales as either qualified or unqualified and specify the reason if a sale does not qualify as arms-length.
- Identify qualified sales that fall outside a specified tolerance (+/-) 10% of the median ratio for the neighborhood and/or County.
- Visit out-of-tolerance sales to determine if there are any errors in the appraisal data.
- Make any corrections as necessary and send property owner a, "Change of Value Notice".

STEPS REGARDING INFORMAL INDIVIDUAL APPEALS

- Obtain the appeal information from the taxpayer.
- An appraiser will review the information submitted and perform a site visit for data verification.
- Either during or after the site visit, the appraiser may attempt to discuss the specifics of the appeal with the property owner and discuss any needed changes.
- Once all data has been verified and/or corrected, the taxpayer will be advised of the resulting value for either acceptance or request for further review.
- A further review based on the resulting value includes determining market value as of the revaluation date and verifying equitability of the assessment of the value of the property being appealed.
- In determining equitability, sales leading up to the most recent revaluation date will be reviewed and comparable property sales will be selected.
- The sales and sales ratio statistics for the subject property's neighborhood will be used to identify properties or property types that have a tendency to fall outside of the tolerance of (+/-)10% of the median ratio for the neighborhood (or a comparable neighborhood).
- Factors that result in property sales that fall outside of tolerance will be reviewed to determine any equitability issues.
- Any applicable corrections that are made are applied to the subject property and other properties that are identified.
- The property owner(s) will then be mailed an informal decision letter stating the resulting value.
- The property owner may accept the informal decision or may elect to have the Board of Equalization and Review consider the information.

PROCESS REGARDING BOARD OF EQUALIZATION AND REVIEW APPEALS

- The scheduled meeting dates for the Board of E & R will be advertised in the local newspaper and on the County web site.
- Property owners do not have to go through the informal process in order to be heard by the Board of Equalization & Review.
- Property owners may represent themselves at the Board of Equalization & Review or may submit the information for the Board to review.
- Property owners will be notified of the scheduled time for the appeal to be reviewed by the Board.
- The Board will look for any errors in data and inequities in value for the subject property using the same steps in the informal process.