

Appeal Questions

This brochure pertains to the appeal of real estate, not personal property.

Who May Appeal ? Property Owner, Attorney (licensed to practice law in North Carolina) representing the owner, General Partner (if partnership), Officer of Corporation (if owner is a corporation), any taxpayer.

Appeal Steps: First step is the informal appeal with the county appraiser; second step appeal to the Board of Equalization and Review; third step appeal to the North Carolina Property Tax Commission (in Raleigh); fourth step appeal to the North Carolina Court of Appeals

How Can I Appeal? Contact the Chatham County Appraisal Office by phone (919) 542-8211 or come by and get an appeal form. Complete the form and return it in the required time.

Appeal Timeframe: All appeals for the current year must be made in writing (appeal form) prior to the adjournment of the Board of Equalization and Review for accepting appeals.

Valid Reasons For An Appeal: Assessor used an arbitrary method, an illegal tax method of valuation, and the assessment substantially exceeds the true value of the property. (The assessed value substantially exceeds the assessed value of similar properties.) Inconsistent value with the market value of similar properties within your neighborhood.

Invalid Reasons For An Appeal: Percentage of change in value, change in value from previous appraisal, amount of taxes incurred as result of assessment, ability to pay anticipated tax, insured amount, advertised sales price, loan amount or purchase price/fee appraisal after last county-wide revaluation. Assessment does not substantially exceed the assessed value of other similar properties, market value more than construction cost, and market value just too high.

What Can Happen To My Value If I Appeal? The value may go up, down or not change. Your property will be reviewed and any incorrect information will be changed.

What Grants Rights and Limitations For An Appeal? North Carolina General Statutes

North Carolina General Statutes (NCGS): Do not allow for an adjustment in value to be made in a year in which a county-wide revaluation does not take place for normal, physical depreciation of improvements, inflation, deflation, or other economic changes affecting the county in general.

What Is Effective Valuation Date of Property? Date of last county-wide revaluation.

When Was Last County-Wide Revaluation? January 1, 2009.

How Often Is County Revaluated? Chatham County is scheduled to conduct a county-wide revaluation every four (4) years.

Types Of Evidence To Present: Purchase price, cost to construct, fee appraisal, photos, settlement/HUD statement, comparable sales that represent true market value (Must Be Prior to January 1, 2009) and income and expense statements the last three (3) years (if income producing property), (Please have all evidence to the tax department ten (10) business days prior to Board meeting.)

What Is True Market Value? The price in terms of money which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of all the uses of the property.

Note: Foreclosures, short sales, lending agency sales from foreclosures, relocation agencies, auctions, family sales, and estate sales, etc. are not true market sales. The county is not required to value property according to its sales price for these types of sales.

Market Value Date For Tax Assessment Purposes: Time of last county-wide revaluation effective date (January 1, 2009).

How Is Market Value Determined? Areas of the county are divided into neighborhoods. True market sales, construction costs and commercial income are analyzed by neighborhood using the Schedule of Values to create an assessed value.

What Is A Schedule of Values? Rules, standards, laws, tables and guidance used to assess value at the time of a revaluation.

Why Can My Value Change for New Construction? General Statutes allow for adjustments in value for additions and deletions to property.

How Can My Property Be Appraised If Not Completed? NCGS 105-317(a)(3) states in part partially completed buildings are to be appraised as of degree of completion on January 1 of year of assessment.

My Value Is Not The Same As My Neighbors. Each parcel may have a different value due to many factors, some of which are: Location, neighborhood, permitted use/zoning, size, shape, construction type/materials, age, outbuildings, etc.

Appraisers research values that have already been established by buyers and sellers. Then they apply their knowledge of the local market and appraisal experience using proven methods and procedures. After considering the factors affecting value, your property should appraise close to the value of similar properties.

In essence, true market value is the most probable value, not necessarily the highest, lowest, average, or even actual, sale price.

Remember tax assessments per North Carolina General Statutes are presumed correct. The burden of proof that a tax value is not correct is on the taxpayer.

Any evidence presented must have taken place prior to January 1, 2009.



Appeal Questions and Answers



FOR ADDITIONAL QUESTIONS
CONTACT THE

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