

Preparation Checklist for Review of Real Property Appraisals

The value of real property is based upon the 2016 Schedule of Values, Standards and Rules that were duly adopted by the Board of County Commissioners as required by North Carolina General Statutes.

In accordance with the Statutes, the tax value of real property should reflect its estimated fair market value as of January 1, 2016. All appeals of value must adhere to that standard.

All appellants must demonstrate that the tax value assigned to the property:

1. Significantly exceeds the true market value of the property as of January 1, 2016; and / or,
2. The value assigned is significantly different from the tax value assigned to other similar property.

The following checklist includes examples of documentation that you may obtain to assist you in supporting your opinion of value. (You should provide your documentation along with your completed review form.)

- An independent fee appraisal with an effective date on or before January 1, 2016. (A fee appraisal will be considered as one piece of evidence in the evaluation of the County's tax appraisal. It will not be the sole basis for rendering a decision of value).**
- A list of comparable properties that sold on or before January 1, 2016.**
- A list of comparable properties with substantially different tax values.**
- Photographs of the property that demonstrates abnormal deterioration or damage to the property.**
- Damage repair estimates / invoices for damage to the property.**
- Any other evidence that supports your opinion of value of the property.**

Appeals Procedures:

1. Prior to the first meeting of the Board of Equalization and Review, the Tax Office may review and change values in accordance with NCGS 105-287.
2. The power to review and change values passes to the Board of Equalization and Review while it is in session in accordance with NCGS 105-322.
3. The power to review decisions of the Board of Equalization and Review rests with the State Property Tax Commission.
4. The power to review decisions of the State Property Tax Commission rests with The North Carolina Courts
5. To be valid, all appeals must be filed in accordance with the rules set forth in the North Carolina General Statutes.