



Appealing your Tax Valuation

The Board of Equalization and Review consists of five members from the Macon County Community, appointed by the County Commissioners. Per N.C.G.S. §105-322(e) "...Each year the board of equalization and review shall hold its first meeting not earlier than the **first Monday in April and not later than the first Monday in May**". The job of these citizens is to consider the information you provide, and from that, determine a fair and equitable tax value. The following is information the Board of Equalization and Review deems important to you.

- ✓ The **assessed value** estimated by the Tax Office is based on the **market value** as of the date of the most recent reappraisal. That date is January 1, 2023. Values remain unchanged during the four year reappraisal cycle unless there are changes made to the property such as subdivisions, merges, new construction, or renovations to name a few.
- ✓ **Market value** is an estimate of the most probable price in terms of money that your property would sell for on the open market given all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and in their own best interest. It also assumes there is an arms-length transaction. The price you paid may or may not have been the market value of the property as of the date you paid for it.

- ✓ **North Carolina General Statutes require that the Board of Equalization and Review presume that the assessed value is correct until you prove otherwise. For the Board to make an adjustment in value you must provide evidence that the tax value is incorrect.**

The Board suggests the following types of evidence:

NOTE: All submitted information must be prior to the effective date of January 1, 2023 and not before January 1, 2022.

- ✓ An appraisal (preferably within 6 months prior to the effective date of the most recent revaluation, which is January 1, 2023). Not all appraisers are familiar with the Macon County market, and this affects the quality of the appraisal.
- ✓ Brokers Competitive Market Analysis' (CMA's) are not appraisals but will be closely considered. (Appraisals and CMA's are very helpful but must be reviewed to assure that the appraiser or Broker has selected good comparables, made appropriate adjustments and derived a well-supported opinion of value.)
- ✓ A sketch of the layout showing exterior dimensions (if you feel the data the County has is incorrect)
- ✓ Pictures of serious deficiencies of the property.
- ✓ Comparable sales (preferably from the same neighborhood or area).
- ✓ If you are appealing your land value because it cannot be built on due to unsuitable soils and does not have access to public sewer, then you should supply the Board with copies of any perk tests that prove the property is not suitable for an on-site wastewater system installation. You may acquire such documentation from the Macon County Environmental Health Department.
- ✓ For commercial properties – when hearing appeals on commercial or income producing properties, there will typically be one or more certified general appraisers sitting on the Board. Commercial appraisals showing all three approaches to value are strongly suggested. In the absence of an appraisal, income and expense reports with well-documented vacancy rates, concessions, and well-supported capitalization rates, are suggested. Recent comparable sales plus any cost data would also be helpful.

By appealing to the Board of Equalization and Review, the value can be adjusted either up, down, or may remain unchanged. After your documentation has been presented at the board meeting all relevant data will be considered and the board will render a decision. All notifications of decision will be mailed out after the board has adjourned. This notification will also include the process in the next level of appeal.

Please remember the increase or decrease of your assessment does not mean your taxes will increase or decrease. The millage rate sets the taxes for each parcel.

APPEAL FORM
MACON COUNTY BOARD OF EQUALIZATION AND REVIEW

To: Macon County Tax Appeals
5 West Main Street
Franklin, NC 28734

For Tax Year

I hereby request a hearing before the Board of Equalization and Review, to appeal the tax appraisal of the property described below.

Parcel / PIN Number: _____ Acreage _____

Property Address: _____

Current Owner: _____

Appealed By: _____

Mailing Address: _____

Reason for Appeal: _____

In your opinion, what is the fair market value of this property? \$ _____

What value are you appealing? \$ _____

Date the property was purchased ____/____/____ Purchase Price \$ _____

Cost of any improvements added to property since purchase date: \$ _____

Has an independent appraisal between 1/1/2022-12/31/2022 \$ _____

When? _____ By Whom _____ Appraised Value \$ _____

INCLUDE A COPY OF THE RECENT APPRAISAL IN ITS ENTIRETY. Appraisals for banks, mortgage lenders or refinancing cannot be used for this purpose unless approved by the lender and appraiser.

Include if applicable: Listing Contracts, Closing Statements, Recent comparable Sales
Any other supporting information (pictures, etc.)

If income producing property, please include the three most current years of income and expense.
Information (rental and lease information) **ALSO SHOW MARKET RENTS.**

APPELLANT MUST PROVIDE DOCUMENTATION IN SUPPORT OF THE SUBMITTED VALUE

Appellants who do not hold an ownership interest in the subject property must file with this office a completed power of attorney supplied by the tax office

I certify that the above statements are true and correct.

Telephone (Including area code)

Appellant's Signature

Date

(_____) _____
Home

Email

(_____) _____
Work

STANDARDS FOR APPRAISAL AND ASSESSMENT

North Carolina General Statute §105-283 Uniform Appraisal Standards states, "All property, real and personal, shall as far as practicable be appraised or valued at its true value in money-"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 a reasonable knowledge of all uses to which the property is adapted and for which it is capable of being used."

COMPLETE FOR APPEAL ONLY

MARKET VALUE IS NOT:

- *Actual or Historic Cost *Insured Value *Construction Cost *Liquidation or Salvage Value
- *Depreciated Asset or Book Value *Present-Use Value *Aesthetic Value *Inheritance Value
- *Condemnation Value * Bank Sale * Short Sale

GROUNDS FOR APPEAL **CANNOT** BE BASED ON THE FOLLOWING:

- *The percentage of increase from the previous assessment
- *The percentage of increase as compared to the average countywide increase.
- *Your financial ability to pay the anticipated tax **Note: an increase or decrease in value does not mean you will pay more or less taxes.**

COMPARABLE TO SUPPORT THE OWNERS OPINION OF VALUE: (Comparable need to be within 01/01/2022-12/31/2022)

Owner's Name	Parcel # / physical address	Sale Date	Sales Price	Acreage/Lot	Home Sq.
1. _____					
2. _____					
3. _____					

REMARKS:

The Board of Equalization and Review (BOER) consists of five members from the Macon County Community, appointed by the County Commissioners. Per N.C.G.S. §105-322(e) "...Each year the board of equalization and review shall hold its first meeting not earlier than the first Monday in April and not later than the first Monday in May". Informal appeals done by the tax office up until BOER starts meeting.

RETURN TO:
Macon County Tax Appeals
5 West Main Street
Franklin, NC 28734