

Pender County Tax Department 2019 Reappraisal – Notice of Value

Notice Date:



North Carolina General Statute 105-286 requires counties to assess all real property at 100% of its true market value. You are hereby notified of the January 1, 2019 market value for the below-referenced parcel.

Parcel Number	Assessed Value

Legal Description

Property Address

If you agree with your value, **you do not need to do anything.**

The assessed value of your property can be found at:

<https://GIS.PenderCountyNC.Gov/Maps/>

If recent changes have been made to your property, you may receive a revised notice later this spring.

For other questions please read below or visit the 2019 Reappraisal home page at:

www.PenderCountyNC.Gov/TXA/Reval



10817PRNV 4/25/19 PMS 286, K Part 7.5

~ Keep This Top Section For Your Records ~

Dear Property Owner:

Reappraisal is an in-depth process of revaluing all the real property in the county at its current market value. The 2019 reappraisal included the use of county maps, aerial photography, street level images, sales analysis, field visits, and other tools to gather data used in determining market value. Pender County appraisers reviewed and analyzed the information including comparable sales within your neighborhood. Reappraisal is mandated by the North Carolina General Statutes and is necessary to maintain equitable and uniform property values. Pender County's last reappraisal was for tax year 2011.

What is Market Value?

- It is the most likely price that the property would sell for with reasonable market exposure. It is not the highest, lowest or average price.
- It is expressed in terms of money.
- It requires a willing buyer and a willing seller with neither under any pressure to buy or sell.
- It implies that the buyer and the seller are fully informed of all the purposes to which the property is best adapted and is capable of being used.
- It recognizes the property's current use as well as its potential use.

How does Market Value Affect Property Taxes?

The total market value of all taxable property in the county is called the tax base. During the budget process, the property tax rate is set by the Board of County Commissioners to fund services such as schools, public safety, and human service programs. The property tax rate is applied to the tax base to produce the tax revenue amount. **The county tax rate will be set by the County Commissioners in June of 2019 and the resulting tax bill will be mailed in 3rd Quarter 2019.**

What if I have questions about the new assessed value of my property?

If you have questions about your new value, visit www.PenderCountyNC.gov/TXA/Reval. If you wish to request a review of the value, an easy online review form is available for you to download and email to the Tax Department. If you prefer to use the ***Informal Review Form*** (see reverse side), ***it should be completed in full and returned along with documented evidence that supports the concerns you have about the subject parcel's assessed value within 30 days of the Notice Date of this document.*** All forms and supporting documentation will be reviewed to determine if there is sufficient evidence to warrant an adjustment in assessed value. Everyone who submits an Informal Review Form will be **notified in writing** of the review result.

Invalid Reasons to Appeal

- The market value increased too much compared to the 2011 market value.
- The market value is more than the construction cost or insurance value.
- The market value is just too high.
- The owner does not have the financial ability to pay the taxes.

A Review of your assessment may result in your value being: unchanged, reduced or increased

You can review your property details for accuracy and view recent sales at:

<https://GIS.PenderCountyNC.gov/maps/>

The Review Process

- **If you agree with the Assessed Value, no further action is required.**
- If you have additional **questions about** the Reappraisal, please visit: www.PenderCountyNC.Gov/TXA
- **If you wish to request an Informal Review, please choose from the two methods below:**
 1. Download the form electronically at: www.PenderCountyNC.Gov/TXA/Reval
 2. Mail the completed Informal Review Form and supporting documentation to:

**Pender County Office of Tax Assessor
P.O. Box 67
Burgaw, NC 28425**

All Informal Reviews will be thoroughly reviewed and supporting evidence will be given proper consideration. In a reappraisal year, the review process may take several months to complete. Your right to appeal to the Board of Equalization and Review is protected during the time the Tax Department is processing your Informal Review.

Do Not Return This Form Unless You Wish An Informal Review Of The Assessed Value Of This Parcel.

Pender County Tax Department 2019 Informal Review Form

Notice Date:

This form must be completed in full and returned with supporting documentation to the Pender County Tax Department **within 30 Days** of the Notice Date. A change in value will be considered only if the real estate owner can demonstrate that the assessed value substantially exceeds the market value or is inconsistent with value placed on like or similar properties within your neighborhood. **If the owner elects to have someone represent them, a copy of the representative's Power of Attorney must be submitted with this form.** Please print clearly and legibly.

Parcel Number	Legal Description

Property Address	Assessed Value

1. Owner's Name and Mailing Address	2. Representative's Name and Mailing Address
Phone: _____ (Required) Email: _____ (Required)	Phone: _____ (Required) Email: _____ (Required)

3. Owner's Opinion of Value (Required) :	\$ <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/> , <input type="text"/> <input type="text"/> <input type="text"/>
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4. Building Information	
Building Total Heated Area: _____ SF Basement Total Area: _____ SF This building has: Central Air <input type="checkbox"/> Fireplace <input type="checkbox"/> Is this property leased or rented? Yes <input type="checkbox"/> No <input type="checkbox"/> If the building has been renovated please list date, type & cost of renovation: _____	Upper Story Finished Area: _____ SF Basement Finished Area _____ SF Total number of: Full baths _____ Half Baths _____ If leased/rented what is the Monthly Rent? \$ _____

5. Basis for Appeal and Required Documentation (check all that apply)	
<input type="checkbox"/> Recently Purchased Property (attach closing statement) <input type="checkbox"/> Recent Appraisal (from 2017 or 2018 attach copy) <input type="checkbox"/> Commercial Property (attach 2017 and 2018 income/expense statement copies)	<input type="checkbox"/> Sale of Comparable Property (provide address) <input type="checkbox"/> Other (provide details below or on a separate sheet)

6. Signature of Owner or Representative (Representative must submit Power of Attorney with this Form)	Date: _____
_____ _____	