

Property Description	Physical Address		Parcel #	Account #	Abstract #
Market Value	Deferred Value	Exempt Value		Net Taxable Value	

**PERSON COUNTY REAL PROPERTY
REAPPRAISAL NOTICE OF NEW VALUE - Effective January 1, 2021**



Date of Notice

THIS IS NOT A BILL

DETACH HERE ONLY IF YOU WISH TO APPEAL

PERSON COUNTY INFORMAL APPEAL FORM

Appeals Must Be Made Before April 1, 2024

Property Description	Physical Address		Parcel #	Account #	Abstract #
Market Value	Deferred Value	Exempt Value		Net Taxable Value	

If you have questions about completing this form call 336-597-1721. If you disagree with your value, this form MUST be completed in its entirety and returned with supporting documentation to the address shown below before April 1, 2024. An appeal of value may result in the value being: Unchanged, Reduced or Increased in Value.

**YOU CANNOT APPEAL YOUR PROPERTY VALUE BASED ON:
(1) ITS PERCENT OF INCREASE OR (2) YOUR ABILITY TO PAY THE ANTICIPATED TAX.**

1 - Do you feel the market value above is correct? Yes _____ No _____
If Yes, no appeal is necessary - Do not return this form. IF NO, complete this form in its entirety.

2 - What is your opinion of fair market value as of January 1, 2021? _____

3 - What is the basis of your opinion? (Check as appropriate) _____
 _____ Recent appraisal (attach copy) _____ Recent purchase (attach copy of closing statement)
 _____ Recent asking price (attach copy of listing form) _____ Recent comparable sales (attach detailed information)

4 - If property was purchased within the last 3 years, complete the following:
 Date purchased: _____ Purchase Price: _____
 Cost of improvements since purchase, if any. _____ (if work was done by a contractor, include a copy of contract)

5 - If this is Residential Property, complete the following:
 Year Built _____ # of Baths _____ # of Half-Baths _____ Heated Sq. Ft. _____ (Include BSMT and Upstairs if heated)
 Additional Comments: _____

6 - If this is Commerical Property, complete the following:
 Rent Amount per year \$ _____ Expenses per year \$ _____ Term of Lease _____
 Utilities Included: Heat _____, Air _____, Water _____, Electric _____, Other _____
 If this is income producing property, include the three most current years income & expense information

7 - Daytime Phone _____ Home Phone _____ Email Address _____

If you are appealing the new market value, this form must be completed in its entirety and returned before April 1, 2024 to: **Person County Tax Office, PO Box 1116, Roxboro, NC 27573**. Make sure to attach copies of any appraisal closing statements, real estate listings, income and expense statements, etc. Appellants who do not hold an ownership interest in the subject property must file a completed power of attorney form signed by the owners(s) with this office.

Owner's Signature: _____

Date: _____

STANDARDS FOR APPRAISAL AND ASSESSMENT

In accordance with N.C. General Statute 105-283, all property, real and personal, shall as far as practicable be appraised or valued at its true value in money. The words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used.

INFORMAL REVIEW PROCESS

A CHANGE IN VALUE WILL BE CONSIDERED ONLY IF THE REAL ESTATE OWNER CAN DEMONSTRATE THAT THE APPRAISED VALUE IS MORE THAN MARKET VALUE OR IS INCONSISTENT WITH THE VALUE PLACED ON A LIKE OR SIMILAR PROPERTY. A request for review must be made in writing by completing the attached Informal Review Form in its entirety and returning it with supporting documentation to the Person County Tax Office within **30 DAYS OF THIS NOTICE**. An appraiser will review the information you have provided. You may request an actual on-site visit by stating so on the informal review form. The informal review process may take several months to complete. Your right to appeal to the Board of Equalization and Review is protected during the time we are considering your informal appeal. The objective of the Informal Review will be to assure that your property is appraised at 100% of its Fair Market Value; therefore, your value could **decrease, increase, or stay the same**.

BOARD OF EQUALIZATION AND REVIEW

If you disagree with the results of your Informal Appeal, you have a right to file a formal appeal to the Board of Equalization and Review. You may request an appeal any time prior to the adjournment of the Board of Equalization and Review or within 30 days of your last Notice of Assessed Value. All requests for appeal must be made in writing and on the proper form. Appeal forms are available at the Person County Tax Office. The first meeting of the Board of Equalization and Review must be held no earlier than the first Monday in April and no later than the first Monday in May. Actual times and dates will be advertised in the local newspaper.

OTHER IMPORTANT INFORMATION

- The Person County Board of Commissioners will set the tax rate for 2024 on or before July 1, 2024
- **OWNERS OF AGRICULTURAL LAND, FORESTRY OR HORTICULTURE LAND** - If you are the owner of at least 10 acres of agricultural land, or 20 acres of forest land, or 5 acres of horticulture land you may qualify to have a portion of your taxes 'deferred' under the 'Present Use Value Assessment Program'. You must have owned the property for four consecutive years or reside on the property. The property must have produced an average of \$1,000 of gross income for the previous three years (not required for forest land). Once you enter the Program, you will be assessed on the Present Use Value. If the land or a portion of, is conveyed or changes "use", then the amount of value that has been deferred (difference in the Present Use Value and the Market Value) will be billed. The law requires that this billing include the current year and the previous three years. For an application or more information on this program, contact the Tax Assessor's Office at 336-597-1721.
- For more information on the Revaluation process, you can access the Person County website at www.personcountyny.net

INFORMATION CONCERNING PROPERTY TAX HOMESTEAD EXCLUSION FOR ELDERLY OR DISABLED, CIRCUIT BREAKER DEFERMENT, AND VETERANS EXEMPTION

General Statute 105-277.1 Property Tax Homestead Exclusion For Elderly Or Disabled Persons:

North Carolina excludes from property taxes a portion of the appraised value of a permanent residence owned and occupied by North Carolina residents who are at least 65 years of age or are totally and permanently disabled, and whose income does not exceed \$36,700. The amount of the appraised value of the residence that may be excluded from taxation is the greater of twenty-five thousand dollars (\$25,000) or fifty percent (50%) of the appraised value of the residence. Income means all moneys received from every source other than gifts or inheritances received from a spouse, lineal ancestor, or lineal descendant.

If you received this exclusion last year, you do not need to apply again unless you have changed your permanent residence. If you received the exclusion last year but the property no longer qualifies for any reason, please notify the assessor. Failure to notify the assessor that the property no longer qualifies for the exclusion may cause the property to be subject to discovery with penalties and interest pursuant to G.S. 105-312.

If you did not receive the exclusion last year, but are now eligible, you may obtain an application from the county tax department. It must be filed with the county assessor by **June 1**.

General Statute 105-277.1B Property Tax Homestead Circuit Breaker Deferment:

North Carolina defers a portion of the property taxes on the appraised value of a permanent residence owned and occupied by a North Carolina resident who has owned and occupied the property at least five years, is at least 65 years of age or is totally and permanently disabled, and whose income does not exceed \$55,050. If the owner's income is \$36,700 or less, then the portion of property taxes imposed on the residence that exceeds 4% of the owner's income may be deferred. If the owner's income is more than \$36,700 but less than or equal to \$55,050, then the portion of the property taxes on the residence that exceeds 5% of the owner's income may be deferred.

The deferred taxes become a lien on the residence and the most recent three years of deferred taxes preceding a disqualifying event become due with interest upon one of the following disqualifying events: 1) the owner transfers the residence; 2) the owner dies; or 3) the owner ceases to use the property as a permanent residence. Multiple owners of a permanent residence must all qualify for the circuit breaker before a deferment of taxes will be allowed.

You must apply for the opportunity to defer property taxes **each and every year** that you wish to defer taxes. The application may be obtained from the county tax department and it must be filed with the county assessor by **June 1**.

General Statute 105-277.1C Disabled Veteran Property Tax Exclusion:

A permanent residence owned and occupied by an owner who is a North Carolina resident and who is an honorably discharged disabled veteran or the unmarried surviving spouse of an honorably discharged disabled veteran is designated a special class of property. The first \$45,000 of appraised value of the residence is excluded from taxation.

If you did not receive the exclusion last year, but are now eligible, you may obtain an application from the county tax department. It must be filed with the county assessor by **June 1**.

Note: An owner who qualifies for more than one of these programs must elect to take only one of these forms of property tax relief.