



Mecklenburg County
Assessor's Office
 PO Box 31127
 Charlotte, NC 28231
 Website: MeckReval.com
 Phone: 980-314-4226

THIS IS NOT A BILL

Date

Notice of 2019 Real Estate Assessed Value

Parcel Number	Property Address	Market Value	Deferred Amount*	Assessed Value

Dear Property Owner,

Mecklenburg County has reappraised all property as required by North Carolina General Statute (NCGS)105-286. Pursuant to Chapter 105, Subchapter II of the NCGS, the assessed value above is the market value of your property as of January 1, 2019. Every property owner is entitled to a property visit and observation to verify the accuracy of characteristics that are on record for the property.

Here are your options:

1. If you agree with the assessed value above, **STOP**. You do not need to do anything further. Please keep this information for your records.

OR

2. If you have questions or disagree with your assessed value follow these steps:
 - ✓ Visit **MeckReval.com** and enter the parcel number above to review your assessment.
 - ✓ You can request an informal review of your assessed value online at **MeckReval.com** or by completing the enclosed Informal Review Form within **30 days** of receiving this Notice of 2019 Real Estate Assessed Value.
 - ✓ If you wish to skip the informal review, you can file a Formal Appeal request with the Board of Equalization and Review (BER) by May 20, 2019. Please see the back of this page for more information about filing an appeal.
 - ✓ You can contact the County Assessor's Office at **AssessorQuestions@MeckNC.gov** or call 980-314-4226.

Important Dates:

January, 2019 – Notice of 2019 Real Estate Assessed Value is sent to all County property owners. You may review your assessed value and property characteristics online at **MeckReval.com**.

May 20, 2019 – BER Adjournment/Deadline for Formal Appeal of Assessed Value to be filed.

How is my property value determined?



Improvements/Changes



Comparable Property Sales



Aerial Image of Property Lines



Property Visit by a County Appraiser

What is a “Notice of Real Estate Assessed Value”?

Mecklenburg County conducts a property revaluation at least every eight years, in accordance with State law. That means every property in the County is reviewed and assessed to determine its market value as of January 1 of the revaluation year.

Why is a change in my assessed value important?

A revaluation is paramount in maintaining fairness in the tax base by aligning property values with current market information.

YOUR 2019 ASSESSED VALUE MAY BE REVIEWED/APEALED FOR THE FOLLOWING REASONS:

YES

Assessed Value is substantially higher than Market Value

Assessed Value is substantially less than Market Value

Assessed Value is inequitable with similar properties

NO

The percentage increase over the previous Assessed Value

Your financial ability to pay the taxes or Insurance Value

Historical construction cost

The deadline to file a Formal Appeal for review by the BER is May 20, 2019.

Property Tax Relief for Qualifying Property Owners

North Carolina allows Elderly or Disabled Property Tax Homestead Exclusions for qualifying individuals. You might qualify for property tax relief if you:

1. Are a North Carolina resident
2. Are at least 65 years of age or totally and permanently disabled
3. If your income from all sources for the previous calendar year (2018) is not more than \$30,200.

For more information about this and other exemption/deferral programs, please visit MeckReval.com or call 980-314-4226.

***Deferred amount is limited to properties in the Present Use Value program (Agricultural, Horticultural and Forestry)**



MECKLENBURG COUNTY INFORMAL REVIEW FORM

NAME		ADDRESS	
PARCEL NUMBER	PROPERTY ADDRESS		DATE
MARKET VALUE	DEFERRED AMOUNT	ASSESSED VALUE	

If you agree with the assessed value no action is necessary.

If you disagree with your assessed value please do one of the following:

- Complete an online review request at MeckReval.com

or

- Complete this form and return to the address above.

If you have questions about completing this form or about the revaluation in general, visit our website MeckReval.com or you may call 980-314-4226.

INFORMATION BELOW REQUIRED INCOMPLETE FORMS MAY DELAY YOUR REVIEW

PROPERTY OWNER'S OPINION OF VALUE AND BASIS FOR REVIEW

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

Upon what do you base your opinion? (check as appropriate)

- | | |
|---|---|
| <input type="checkbox"/> *Recent appraisal (<i>attach complete copy</i>) | <input type="checkbox"/> *Recent purchase |
| <input type="checkbox"/> *Recent construction cost
(<i>attach cost information including contractor</i>) | <input type="checkbox"/> *Recent asking price (<i>attach copy of listing agreement</i>)
Photos to support reason for appeal (<i>attach photos</i>) |
| <input type="checkbox"/> *Recent comparable sales (<i>attach detailed information</i>) | |

** Recent is considered between 1/1/2016 and no later than 1/1/2019.*

Comments: _____
 _____ (*attach additional sheets as necessary*)

Income Information: (Commercial and Rental Property Only)

Please attach copies of information supporting your opinion of value.

Gross rent amount \$ _____ per year, expenses \$ _____ per year,
 and term of lease: _____

Utilities included: Heat & Air _____ Water & Sewer _____
 Garbage _____ Other _____
 (*Attach income and expense statement for previous 3 years-Not Federal Schedule C*)

Additional Information: _____

**A review of your assessment may result in your value being:
 unchanged, reduced or increased. See reverse side for additional information.
 All requests for review must be made within 30 days of Notice of 2019 Real Estate Assessed Value.**

 Owner's Signature Date Phone Phone Email

Return this form only if you wish to have your assessed value reviewed

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ELECTRONIC AND MAILED REVIEW REQUESTS

All requests will be reviewed. Anyone that requests a review will receive a subsequent notice of decision valuation statement. CHANGES IN VALUE WILL BE CONSIDERED ONLY IF IT IS DEMONSTRATED THAT THE ASSESSED VALUE IS SUBSTANTIALLY HIGHER OR LESS THAN THE MARKET VALUE, OR IS INEQUITABLE WITH SIMILAR PROPERTIES. All requests must be filed within **30 days**. For your convenience you may request an informal review on our website: MeckReval.com. Complete the Review Request Form in its entirety and return to the County Assessor's Office.

BOARD OF EQUALIZATION AND REVIEW

If you disagree with the results of your Informal Review Request, 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 will be available at the County Assessor's Office or on-line at MeckReval.com. Additional information regarding Board of Equalization and Review appeals will be included in your Informal Review Decision Notification. The Board of Equalization will plan to convene on Monday, April 8, 2019 and adjourn on Monday, May 20, 2019. Actual times and location will be advertised in the local newspaper and on our website, MeckReval.com.

COMMENTS: _____

