

# Appeals Checklist

## Preparing for Review of Real Property Tax Value

Should you choose to appeal the value of your **REAL ESTATE PROPERTY**, the following information may be helpful as you prepare for a review.

- The tax value of real estate properties is based on the 2023 Schedule of Values, Standards, and Rules, which were prepared by the Tax Appraisers and adopted by the Lincoln County Board of Commissioners. This document is available on our [website](#).
- The tax value of all real estate is based on its fair market value as of January 1, 2023 and any outside appraisal that may be used as evidence should also comply with the same effective date.
- The Board of Commissioners adopted by resolution a four-year revaluation. Your new value should represent market value as of January 1, 2023. *[Market Value shall be interpreted as the price estimated in terms of money at which the property would change hands between a willing buyer and a willing seller, with neither being under any compulsion to buy or sell and both having reasonable knowledge of all uses to which the property is adapted and for which it is capable of being used.]*
- When appealing the value of your property it is necessary to demonstrate that the tax value assigned to the real estate:
  - (1) Significantly exceeds the fair market value as of January 1, 2023; and/or
  - (2) Is significantly different from the tax value assigned to other similar properties.

### **Examples of evidence** that you may want to provide:

- A list of comparable properties that sold on or before January 1, 2023.
- A list of comparable properties with substantially different tax values.
- Any photographs of the property that may demonstrate abnormal deterioration or damage to the property.
- Damage repair estimates/invoices for damage to the property when available.
- If available, recent independent fee appraisals. Fee appraisals are considered, but will not be the sole basis for rendering a decision of value and **must reflect a date prior to January 1, 2023**. Fee appraisals performed or dated after January 1, 2023, can be used only to assist in verifying property characteristics, but not for valuation purposes. This office does not recommend seeking an appraisal for this appeal.
- Any other evidence that supports your opinion of value for the property.
- An informal review may be made by email, mail, online form, or by calling to schedule an appointment with an appraiser (704-736-8670). However, a request must be made within thirty days (30) of the date of notice** printed on the reappraisal assessment notice.

For any information concerning your property and other like properties, please visit our [GIS website](#).

### **Level of Appeals**

- (1) **INFORMAL:** Upon request by the property owner, an informal appeal may be held with a tax appraiser. Should you not agree with the value after the informal review, the next step is the formal appeal process;
- (2) **FORMAL:** Within thirty days (30) of the notification reflecting the results of the informal review, a written request must be submitted to the Board of Equalization and Review. Necessary forms are available online [here](#) or you may pick them up in person at the Lincoln County Tax Office (3<sup>rd</sup> Floor) located at 100 East Main St. Lincolnton, NC 28092. Once the forms are submitted, an appointment will be scheduled for you to appear before the Board of Equalization and Review. After the appeal is heard, you will receive written notification within 30 days of their decision regarding your property value. Should you not agree with the Board's decision of value then;
- (3) **STATE FORMAL (PTC):** You may appeal your value to the [N.C. Property Tax Commission](#) by mailing written notice within thirty days (30) of the notification from the Board of Equalization and Review.
- (4) **STATE FORMAL (COA):** After being heard by the N.C. Property Tax Commission and notified of their decision, the next step of appeal is to the [North Carolina Court of Appeals](#).