

# LIST YOUR TAXES FOR 2011

North Carolina General Statutes require that all persons owning property on January 1 of each year that is subject to taxation must list this property annually with the county assessor's office in the county in which the property is located.

Property tax listing for 2011 will begin on Monday, January 3rd and continue through Monday, January 31, 2011.

You are not required to list real estate properties in Lincoln County. It will be automatically listed by the Tax Department. However, real estate owners must list additions or improvements to real property. Any property owner who adds a new structure or who builds an addition must report that change to the Tax Department. Such improvements as (but not limited to) building a deck, finishing a basement, adding a porch, building a carport, garage, barn, fishing/boating pier or dock, or storage buildings are a few examples of additions to property. Failure to report improvements may result in additional taxes and penalties. Routine repairs and maintenance to real estate need not be reported. Examples of routine repairs and/or maintenance are such things as (but not limited to) painting, replacing carpet, repairing roofs, replacement of fixtures, and other similar repairs. Routine repairs and maintenance do not include major remodeling projects wherein the structure of the building is significantly altered or updated.

Tagged (currently licensed) motor vehicles and trailers (except permanent or multiyear tagged trailers) are not required to be listed. The listing requirements for all other types of personal property remain the same. **If you own personal property such as manufactured homes (not classified as real property - see information below\*), farm equipment, boats, motors, aircraft, unlicensed (un-tagged) vehicles, business machinery and equipment, or property rented to others as a part of business, you must list this property each January with the Tax Department.** Listing abstracts will be mailed to everyone who listed these types of property for the previous year and all others must come in to the Tax Department to complete an abstract or call to have one mailed to you.

## **\* ATTENTION MANUFACTURED HOME OWNERS:**

North Carolina General Statutes, 105-273(13) requires that all manufactured homes (singlewides, doublewides and triplewides) be classified and listed for tax purposes as personal property unless all of the following requirements are met: (1) wheels, tongue and axle removed, (2) set up on a permanent foundation and (3) the home and land must be owned by the same owner. If the manufactured home meets all these requirements, it is considered to be real property and will not be required to be listed each year.

FOR LISTING ASSISTANCE YOU MAY CALL OR VISIT  
THE LINCOLN COUNTY TAX DEPARTMENT  
100 E. MAIN STREET • LINCOLNTON, NC  
(formerly Bank of America building)

LISTING WILL BEGIN JANUARY 3, 2011 THRU JANUARY 31, 2011  
(MONDAY-FRIDAY) 8:00 A.M. TO 5:00 P.M.  
Phone: (704) 736-8550

## **LAW FOR FAILURE TO LIST**

**All late or non-listers will be subject to a penalty of 10% of tax due.**

In addition to all other penalties, any person who willfully fails or refuses to list, remove or conceal property for the purpose of evading taxation shall be guilty of a Class 2 misdemeanor (punishable by imprisonment up to six (6) months).

### **NOTICE INFORMATION CONCERNING PROPERTY TAX HOMESTEAD EXCLUSION FOR ELDERLY OR DISABLED, CIRCUIT BREAKER DEFERMENT AND DISABLED VETERAN EXCLUSION Property Tax Homestead Exclusion For Elderly Or Disabled Persons (General Statute 105-277.1)**

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 \$27,100. 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. Individuals already receiving the Property Tax Homestead Exclusion do not have to reapply but must notify the Tax Department if they no longer qualify.

#### **Property Tax Homestead Circuit Breaker Deferment (General Statute 105-277.1B)**

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 \$40,650. If the owner's income is \$27,100 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 \$27,100 but less than or equal to \$40,650, 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 a disqualifying event. You must apply for the Property Tax Homestead Circuit Breaker Deferment each and every year that you wish to defer taxes.

#### **Disabled Veteran Exclusion (General Statute 105-277.1C)**

This program excludes the first forty-five thousand dollars (\$45,000) of the appraised value of a permanent residence owned and occupied by a North Carolina Resident, who is a 100% disabled veteran discharged honorably or under honorable conditions, or a surviving spouse, who has not remarried, of a 100% disabled veteran discharged honorably or under honorable conditions. The disability determination must be 100% permanent and total and service connected.

The surviving spouse, who has not remarried, may also qualify if the veteran died after discharge due to a service-connected condition that did not rise to the level of total and permanent disability or if the service member died in the line of duty and the death was not the result of the service member's willful misconduct.

Those who believe they may qualify must make application to the Lincoln County Tax Office no later than June 1, 2011.

**FORMS AND INFORMATION AVAILABLE ON OUR WEBSITE  
[www.lincolncounty.org](http://www.lincolncounty.org)**