

County of Ashe 2027 Reappraisal Frequently Asked Questions

What is a Reappraisal?

- A Reappraisal is an appraisal, or opinion of value, of all parcels in the County, as of January 1 of the year of the general reappraisal. For Ashe County, the Reappraisal date will be January 1, 2027.

Are Reappraisals required?

- North Carolina General Statute 105-286 requires all counties to conduct a reappraisal of real property at least once every eight years
- The last County wide reappraisal was effective 01/01/2023

Why is the County doing a Reappraisal now, it's only been 4 years?

- The Reappraisal may be advanced by the County, this is a recommended practice (*NC Department of Revenue Reappraisal Standards*) that has been utilized by many Counties throughout North Carolina
- Ashe adopted a resolution to advance the reappraisal cycle to every four years in April 2008

What is the purpose of a Reappraisal?

- To Equalize values among property classes, A reappraisal is not just an increase / decrease in assessed value to collect more or less revenue
- It is a process using mass appraisal techniques to establish fair and equitable assessments to ensure equity among tax payers (pay fair share)

What is Mass Appraisal?

- Mass appraisal is the process of appraising a large number of properties as of a given effective date using statistical analysis

What are the basic requirements of a Reappraisal?

- Appraise all real property at true value (G.S. 105-283)
- Appraise all real property uniformly (G.S. 105-284)
- Develop a Schedule of Values (G.S. 105-317)

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What is the Schedule of Values?

- The “Schedule of Values,” document is the manual, adopted by the County, which describes how real property is to be appraised. This manual will be used until the next County Wide Reappraisal

Who conducts the Reappraisal?

- The County of Ashe is fortunate to have a qualified appraisal staff to conduct the Reappraisal in-house
- Each staff member is certified by the North Carolina Department of Revenue, and participates in required continuing education programs yearly
- The County of Ashe started the in-house reappraisal program with the 2011 reappraisal, prior to that an outside firm was contracted with to complete the reappraisal

How is the value of real property determined?

- The appraisers will use a variety of tools to review all parcels within Ashe County including:
 - (1) Review of recent qualified arm’s length sales recorded with the Register of Deeds Office
 - (2) Orthophotography (aerial) images
 - (3) MLS listings
- Appraisers will also conduct field visits throughout the county
- The three recognized methods of the appraisal industry are considered:
 - (1) Market (compare recent sales of similar properties)
 - (2) Cost (determine current cost of replacing property)
 - (3) Income (consider how much income the property could produce)

When can I expect to see my Reappraisal notice?

- Reappraisal notices are expected to be mailed January/February 2027

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What if I recently bought my property for an amount different than the appraisal value, isn't that market value?

- Your purchase price may not equal market value. A single sale, even under normal market conditions, will not necessarily occur at the expected market rate. The market value is determined by considering many sales, under normal market conditions
- Only arm's length sales will be considered
 - (1) Arm's Length Transaction Defined: (G.S. 105-283) The price at which the property would change hands between a willing and financially able buyer and a willing seller, 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
- Examples of unqualified sales:
 - The transaction includes the conveyance of two (2) or more parcels.
 - Sales for which the improvements sold are not included in the tax assessment or the assessment included improvements built after the sale.
 - Deed shows \$6.00* or less in revenue stamps. *Transaction is for \$3,000 or less.
 - The date the deed was made, entered or notarized is outside the dates of the study period. (The study period runs from January 1 to December 31.)
 - The transaction is between relatives or related businesses.
 - The grantor is only conveying an undivided or fractional interest to the grantee.
 - The deed reserves until the grantor, a life estate or some other interest.
 - The deed reserves unto the grantor the possession of, or lease of, the property for specified period following the sale.
 - One or both of the parties involved in the transaction is governmental, a public utility, lending institution, or relocation firm.
 - The deed conveys a cemetery lot or other tax exempt property.

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- One or both of the parties involved in the transaction is a church, school, lodge, or some other educational organization.
- The deed indicates that the property conveyed is situated in more than one county.
- The transaction is for minerals, timber, etc. or the rights to mine or cut same.
- The transaction includes the conveyance of personal property, and the value of such is not specified separate from the real property value in the deed.
- The transaction is the result of a forced sale or auction.
- Transaction made by the use of a Contract for Deed, the agreement for which is executed and sale actually made prior to the study.
- The transaction involves the trade or exchange of real property.
- The transaction is for real property, which cannot be clearly identified on the county tax records.

Appeal Process?

- No matter how thorough a revaluation may be, there are still some instances when a property owner has information that may influence the value of their property
- For that reason there is an appeal process:
 - (1) Informal Appeals: The first step in the appeals process is to request an informal review of the property prior to within 30 days of Reappraisal notice. The initial analysis is performed by a certified staff appraiser who will review your property and consider all aspects of your appeal. A review of your property could result in your value increasing, decreasing, or remaining unchanged.
 - (2) Formal Appeal: The next step in the appeals process is to formally appeal to the Board of Equalization and Review (BoER). This board is comprised of the County Commissioners. The Board of Equalization and Review normally convenes each year in April. This formal appeal process is for property owners not satisfied with the results of an informal review or who wish to appeal their value directly to the Board.

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- (3) Appeal to North Carolina Property Tax Commission: Once you have appealed to the Board of Equalization and Review, you will receive written notification of their decision. The written decision will also include information that you will need if you wish to appeal further to the North Carolina Property Tax Commission in Raleigh.

What are some valid reasons to file an appeal?

- The market value substantially exceeds the actual market value of the property
- The market value is inconsistent with the market value of similar properties

What are some invalid reasons to file an appeal?

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

How do I file an appeal?

- When the Reappraisal notices are mailed in January/February 2027 they will contain instructions on how to file an appeal

What if I have questions or need to report property changes or improvements?

- To report changes, send an email to taxadmin@ashecountygov.com or call (336)846-5554