

Rowan County Tax Assessor  
 402 N Main Street  
 Suite 201  
 Salisbury, NC 28144-4341

# ROWAN COUNTY REAL PROPERTY CHANGE OF ASSESSED VALUE NOTICE

Date of Notice
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Effective January 1, 2023  
 E-mail address: ta-appraisals@rowancountync.gov

Phone: 704-216-8586  
 Fax: 704-216-7984

Physical Address	Parcel	Property Description
Real Estate Market Value	Deferred Value	Assessed Value as of 1/01/23

## THIS IS NOT A BILL

In accordance with N.C. General Statute 105-287 you are hereby notified that your assessed value has changed on the above-described real property. The value of your property represents 100% true market value as of January 1, 2023.

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 DETACH HERE ONLY IF YOU WISH TO APPEAL  
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**ROWAN COUNTY INFORMAL APPEAL FORM**

**Appeals Must Be Made Within 15 Days Of This Notice**

Physical Address	Parcel	Property Description
Real Estate Market Value	Deferred Value	Assessed Value as of 1/01/23

If you have questions concerning this form, call 704-216-8586. If you disagree with your assessed value, this form **MUST** be completed in its entirety and returned with supporting documentation to the address shown below. An appeal of property value may result in the assessment 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 the fair market value as of January 1, 2023? \_\_\_\_\_
3. What is the basis of your opinion? (Check where appropriate)  
 \_\_\_\_\_ Appraisal (attach copy)                      \_\_\_\_\_ Purchase price (attach copy of closing statement)  
 \_\_\_\_\_ Asking price (attach copy of listing form)                      \_\_\_\_\_ Comparable sales (attach detailed information)
4. If this is **residential property**, complete the following:  
 Year Built \_\_\_\_\_ # of Baths \_\_\_\_\_ # of Half Baths \_\_\_\_\_ Heated Sq. Ft. \_\_\_\_\_  
 Additional Comments: \_\_\_\_\_  
 \_\_\_\_\_
5. If this is **commercial or income producing property**, please include the three most current year's income and expense information.
6. Daytime Phone \_\_\_\_\_ Home Phone \_\_\_\_\_ Cell phone \_\_\_\_\_  
 Email Address \_\_\_\_\_

8246PCVN 1/13/23 CMYK perf. 7.5

If you are appealing the new market value, this form must be completed in its entirety and returned within 15 days of the date of this notice to: **Rowan County Tax Assessor, 402 N Main St., Suite 201, Salisbury NC, 28144**. Make sure to attach copies of any appraisals, closing statements, real estate listings, income and expense statements, etc. Appellants who do not hold an ownership interest in the subject must file a completed power of attorney form signed by the owner(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 the 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 ASSESSED VALUE IS MORE OR LESS THAN MARKET VALUE (effective 1/1/2023) 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 Tax Assessor's Office within 15 DAYS OF THIS NOTICE. An appraiser will review the information you have provided. You may request an actual on-site visit 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 15 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 Tax Assessor's 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**

Elderly or Permanently Disabled Citizens - North Carolina excludes from property taxes a portion of the appraised value of a permanent residence owned and occupied by North Carolina residents aged 65 or older or totally and permanently disabled whose income does not exceed thirty-three thousand and eight hundred dollars (\$33,800). The amount of the assessed 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 assessed value of the residence. Income means all money received from every source other than gifts or inheritances received from a spouse, lineal ancestor or lineal descendant. For married applicants residing with their spouses, the income of both must be included. If you feel you may qualify for this exemption, applications are available at the Tax Assessor's Office and also on the Rowan County web site at [www.rowancountync.gov](http://www.rowancountync.gov) on the Assessor page under Forms. **This is a one-time application and must be completed and returned no later than June 1<sup>st</sup>.**

Elderly or Permanently Disabled Citizens - 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 \$50,700. **If the owner's income is \$33,800 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 \$33,800 but less than or equal to \$50,700 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. Note: An owner who qualifies for both the property tax homestead exclusion and the property tax homestead circuit breaker may elect to take only one of these forms of property tax relief. **An annual application must be filed with the County Assessor by June 1.**

Disabled Veterans Exclusion - North Carolina excludes from property taxes \$45,000 of assessed value if you are an Honorably Discharged Veteran with a 100% total and permanent "service connected" disability, or the unmarried surviving spouse. A veteran's disability certification must be provided. **This is a one time application. It must be filed with the County Assessor by June 1.**

Use Value Assessment - Properties that are under sound management for the production of agricultural, horticultural and forestry products may qualify for a reduced valuation through deferred taxes. Initial applications must be filed during the month of January or within 30 days of the date shown on a notice of a change in valuation.

For more information about Tax Administration, you can access the Rowan County web site at [www.rowancountync.gov](http://www.rowancountync.gov)

-----OFFICE USE ONLY-----  
STATUS: Date Received \_\_\_\_\_ Date of 1<sup>st</sup> Contact \_\_\_\_\_  
Withdrawn \_\_\_\_\_ No Change \_\_\_\_\_ Adjustment Made \_\_\_\_\_  
REVIEW: Appraiser # \_\_\_\_\_ Was on-site inspection done? \_\_\_\_\_ Person Contacted \_\_\_\_\_  
Reviewer's Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_