

2026

**NORTH CAROLINA • COUNTY OF ROWAN
BUSINESS PERSONAL PROPERTY LISTING - DUE BY JAN. 31**

2026

SECTION 1

RETURN TO: ROWAN COUNTY ASSESSOR • 402 N. MAIN ST. STE. 201, SALISBURY, NC 28144 • (704) 216-8571

FOR DEPARTMENT USE ONLY	ACCOUNT NUMBER	DISTRICT	LISTING NO.	PENALTY	ASSESSED VALUE
PHYSICAL ADDRESS:		LOCATION OF ACCOUNTING RECORDS:			
REAL ESTATE OWNED BY:		DATE BUSINESS BEGAN IN COUNTY:			
PRINCIPAL BUSINESS IN THIS COUNTY:		DATE BUSINESS FISCAL YEAR ENDS:			
NAME BUSINESS LISTED AS LAST YEAR:		CHECK ONE: CORPORATION _____ PROPRIETORSHIP _____ PARTNERSHIP _____ LLC _____ OTHER (SPECIFY) _____			
		CHECK BUSINESS CATEGORY: RETAIL _____ WHOLESALE _____ MANUFACTURING _____ SERVICE _____ LEASING / RENTAL _____ FARMING _____ OTHER (SPECIFY) _____			
BUSINESS STATUS (Complete if business sold or closed)					
<input type="checkbox"/> Sold <input type="checkbox"/> Closed Date: _____ New Owner Information: Name: _____ Address: _____ Phone: _____ Email: _____					

PLEASE MAKE NAME AND ADDRESS CHANGES AS NEEDED

SCHEDULE A		PERSONAL PROPERTY - SEE INSTRUCTIONS							
YEAR ACQUIRED	GROUP (1) MACHINERY & EQUIPMENT				YEAR ACQUIRED	GROUP (4) OFFICE FURNITURE & FIXTURES			
	PRIOR YR. COST	ADDITIONS	DELETIONS	TOTAL COST		PRIOR YR. COST	ADDITIONS	DELETIONS	TOTAL COST
2025				2025					
2024				2024					
2023				2023					
2022				2022					
2021				2021					
2020				2020					
2019				2019					
2018				PRIOR					
2017				TOTAL					
2016				YEAR ACQUIRED	GROUP (5) COMPUTER EQUIPMENT				
2015				PRIOR YR. COST	ADDITIONS	DELETIONS	TOTAL COST		
2014				2025					
2013				2024					
2012				2023					
2011				2022					
2010				PRIOR					
PRIOR				TOTAL					
TOTAL				YEAR ACQUIRED	GROUP (6) EXPENSED ITEMS				
GROUP (2) CONSTRUCTION IN PROGRESS				PRIOR YR. COST	ADDITIONS	DELETIONS	TOTAL COST		
LIST IN DETAIL ALL EXPENDITURES IN CIP ACCOUNT ON JANUARY 1, BUT NOT INCLUDED ABOVE - SEE INSTRUCTIONS				2025					
TOTAL CIP: \$ _____				2024					
YEAR ACQUIRED	GROUP (3) LEASEHOLD IMPROVEMENTS				YEAR ACQUIRED	GROUP (7) OTHER - Specify			
	PRIOR YR. COST	ADDITIONS	DELETIONS	TOTAL COST		PRIOR YR. COST	ADDITIONS	DELETIONS	TOTAL COST
2025				2025					
2024				2024					
2023				2023					
2022				2022					
2021				PRIOR					
2020				TOTAL					
2019				YEAR ACQUIRED	GROUP (8) SUPPLIES - SEE INSTRUCTIONS				
2018				PRIOR YR. COST	ADDITIONS	DELETIONS	TOTAL COST		
2017				2016					
2016				2015					
2015				2014					
2013				2013					
2012				2012					
PRIOR				PRIOR					
TOTAL				TYPE	COST	TYPE	COST		
OFFICE SUPPLIES				MEDICAL & DENTAL					
FUELS				BEAUTY & BARBER SUP					
SPARE PARTS / TOOLS				RESTAURANT & MOTEL					
VARIOUS SUPPLIES				TOTAL \$					

ACCOUNT NUMBER

COUNTY OF ROWAN
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2026

(Additional Schedule A)

SCHEDULE A		GROUP (1) MACHINERY & EQUIPMENT				YEAR ACQUIRED		GROUP (1) MACHINERY & EQUIPMENT			
YEAR ACQUIRED		PRIOR YR COST	ADDITIONS	DELETIONS	CURR.YEAR COST	PRIOR YR COST	ADDITIONS	DELETIONS	CURR.YEAR COST		
2025						2025					
2024						2024					
2023						2023					
2022						2022					
2021						2021					
2020						2020					
2019						2019					
2018						2018					
2017						2017					
2016						2016					
2015						2015					
2014						2014					
2013						2013					
2012						2012					
2011						2011					
2010						2010					
PRIOR						PRIOR					
TOTAL						TOTAL					
SCHEDULE A		GROUP (1) MACHINERY & EQUIPMENT				YEAR ACQUIRED		GROUP (1) MACHINERY & EQUIPMENT			
YEAR ACQUIRED		PRIOR YR COST	ADDITIONS	DELETIONS	CURR.YEAR COST	PRIOR YR COST	ADDITIONS	DELETIONS	CURR.YEAR COST		
2025						2025					
2024						2024					
2023						2023					
2022						2022					
2021						2021					
2020						2020					
2019						2019					
2018						2018					
2017						2017					
2016						2016					
2015						2015					
2014						2014					
2013						2013					
2012						2012					
2011						2011					
2010						2010					
PRIOR						PRIOR					
TOTAL						TOTAL					

ACCOUNT NUMBER

**COUNTY OF ROWAN
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(Additional Schedule B)

ACCOUNT NUMBER

COUNTY OF ROWAN BUSINESS PERSONAL PROPERTY LISTING

2026

(Additional Schedule B)

SCHEDULE B

VEHICULAR EQUIPMENT

GROUP (2) BOATS & BOAT MOTORS

SCHEDULE B

VEHICULAR EQUIPMENT

GROUP (3) AIRCRAFT

ACCOUNT NUMBER

**COUNTY OF ROWAN
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2026

(Additional Schedule B)

SCHEDULE B

VEHICULAR EQUIPMENT

GROUP (4) MOBILE HOMES & OFFICE TRAILERS

2026 INSTRUCTIONS FOR FILING BUSINESS PERSONAL PROPERTY TAX LISTING

Who must file a listing and what do I list?

Any individual or business owning or possessing personal property used in connection with a business or other income producing purpose on January 1 must file. As a general rule, property is taxed at the principle place of business, with exception for business agreements and foreign companies. A temporary absence of personal property from the place at which it is usually taxable shall not affect this rule, even if it happens to be in another location on January 1. North Carolina General Statute 105-308 reads that... "any person whose duty it is to list any property who willfully fails or refuses to list the same within the time prescribed by law shall be guilty of a Class 2 misdemeanor. The failure to list shall be *prima facie* evidence that the failure was willful". Pursuant to N.C.G.S. 15A-1340.23, a Class 2 misdemeanor is punishable by a fine not to exceed \$1,000 and/or imprisonment up to 60 days.

When and where do I list?

Listings are due from January 1-January 31, and should be filed with the Rowan County Assessor's Office – Business Listings Division – 402 N. Main St, Suite 201, Salisbury, NC 28144. As required by state law, any late listings will receive a mandatory cumulative penalty of 10% of the tax for each year property escapes taxation, with the maximum penalty being 60%. A written request for an extension of time to list for "good cause" may be requested by January 31.

How do I list? – Two important rules:

- (1) Read all the instructions for each schedule or group. (2) If a schedule or group does not apply to you, indicate so on the listing form.
DO NOT LEAVE A SECTION BLANK and DO NOT WRITE "SAME AS LAST YEAR". A listing form may be rejected for these reasons, subjecting it to the mandatory late listing penalty.

INFORMATION SECTION

- (a) Complete all general information sections at the top of the form, whether or not they are specifically addressed in these instructions. Attach additional sheets if necessary.
- (b) Physical address: Please give the location of the personal property in Rowan County. Post office boxes are not acceptable in this section.
- (c) Principal business activity in this county: What does the business do? Example: Electronics manufacturing, dry cleaners, restaurant, etc.
- (d) Other North Carolina counties where personal property is located.
- (e) Contact person for audit: In case our office needs additional information, or to verify the information listed, list the person to be contacted here.
- (f) **If Out of Business:** If the business closed before January 1, 2026, please provide the information regarding the sale of these assets. Ownership is determined as of January 1. No pro-ration can be given for part year ownership.
- (g) Make any necessary changes to any incorrect items.

SCHEDULE A – EQUIPMENT SECTION

The year acquired column: The row that begins 2025 is the row in which you report property acquired during the calendar year 2025. Any fiscal year ending dates must be updated to reflect calendar year end. Other purchases follow the same format. Schedule A is divided into 8 groups. Each is addressed below. Some existing businesses may have the column "Prior Yr Cost" pre-printed from information provided last year. This column should reflect the cost information provided this office last year with any additions due to audit or additional data. If it does not, please complete this column, referring back to last year's depreciation schedule or asset listings. Under "Total Cost", list 100% of all the depreciable personal property in your possession on January 1. Include all fully depreciated assets as well. Round amounts to the nearest dollar. Use the "Additions" and "Deletions" columns to reflect cost changes from prior year "Prior Yr Cost" column to "Total Cost" column. The prior year cost plus additions from purchases, transfers and paid out leases, minus deletions from disposals should equal total cost. Additions and/or deletions should be listed in schedule D. A separate sheet may be attached if additional space is needed. If the deletion is a transferred asset or paid out lease, please note this and to whom the property was transferred.

COST – Note that the cost information you provide must include all costs associated with the acquisition of an item as well as any and all costs associated with bringing that property into operation. These costs may include, but are not limited to: invoice cost, trade-in allowances, freight, sales tax, installation costs and construction period of interest. The cost figures reported should be original historical costs. Historical cost is the original cost of an item when first purchased, even if it was first purchased by someone other than the current owner. For example, you the current owner may have purchased equipment in 2018 for \$100,000.00, but the individual you purchased the equipment from acquired the equipment in 2015 for \$900,000.00. You, the current owner, should report the property as acquired in 2015 for \$900,000.00 and not as a 2018 acquisition. Property should be reported at its market cost at the retail level of trade. For example, a manufacturer of computers can make a certain model for \$1,000.00, but it is typically available to any retail customer for \$2,000.00. If the manufacturer uses the model for business purposes, he should report the computer at its market cost at the retail level of trade, which is \$2,000.00, not the \$1,000.00 it actually cost the manufacturer. Manufacturer/lessor businesses which lease the equipment that they manufacture must list their equipment at the retail level of trade rather than their manufacturing cost. This will ensure that all similar property is assessed uniformly. **Report all IRS Section 179 expensed costs on Schedule A.**

Group (1) Machinery & Equipment

This is the group used for reporting the cost of all machinery and equipment. This includes, but is not limited to, all store, warehouse and packaging equipment, as well as manufacturing equipment, production lines, hi-tech or low-tech and computer-operated machinery. List the total cost by year of acquisition, including fully depreciated assets that are still connected with the business. Unlike IRS tax reporting, all assets still in existence retain some taxable value. For example, a manufacturer of textiles purchased a knitting machine in October 2018 for \$500,000.00. Sales tax was \$80.00, shipping charges were \$10,000.00 and installation costs and test runs were \$15,000.00. The total cost that the taxpayer should report is \$525,080.00, if there were no other costs incurred. The \$525,080.00 should be added in group (1) to the 2018 Additions column.

Group (2) Construction in Progress (CIP)

CIP is business personal property which is under construction or equipment which has been purchased, but not yet installed as of January 1. The accountant will typically not capitalize the asset under construction until all of the costs associated with the asset are known. In the interim period, the accountant will typically maintain the costs of the assets in a CIP account. The total of this account represents investment in tangible personal property and is to be listed with the other capital assets of the business during the required listing period. List in detail. If you have no CIP, write "none".

Group (3) Leasehold Improvements

This group includes real property improvements to leased property contracted for, installed and paid for by the tenant which may remain with the real estate, thereby becoming an integral part of the leased real estate upon expiration or termination of the current lease, but which are the property of the current lessee who installed it. (Examples: lavatories installed by lessee in a barbershop, special lighting, exhaust work in restaurants, dropped ceilings and raised flooring). Provide cost and description for all improvements. If you have no leasehold improvements, write "none".

Group (4) Office Furniture & Fixtures

This group is for reporting the costs of all furniture & fixtures and small office machines used in the business operation. This includes, but is not limited to: file cabinets, desks, chairs, adding machines, fax machines, curtains, blinds, ceiling fans, window air conditioners, telephones, intercom systems, copiers and burglar alarm systems.

Group (5) Computer Equipment

This group is for reporting the costs of non-production computers & peripherals. This includes, but is not limited to, personal computers, midrange, or mainframes, as well as the monitors, printers, scanners, magnetic storage devices, cables, & other peripherals associated with those computers. This category also includes software that is capitalized and purchased from an unrelated business entity. **Note: The development cost of software or any modification cost to software, whether done internally by the taxpayer or externally by a third party to meet the customer's specified needs is excluded and should not be reported.** This does not include high tech equipment such as proprietary computerized point of sale equipment or high tech medical equipment, or computer controlled equipment, or the high-tech computer components that control the equipment. This type of equipment would be included in Group (1) or "other".

Group (6) Expensed Items

This group is for reporting any assets that would typically be capitalized, but due to the business capitalization threshold or their short useful lives, they have been expensed. Please provide descriptions of these assets. **Section 179 expensed items should be included in the appropriate groups 1-4.** If you have no expensed items, write "none".

Group (7) Other

Examples include point of sale equipment, billboards, videos, DVDs, video games etc.

Group (8) Supplies

Almost all businesses have supplies of some type. These include normal business operating supplies. The TYPE column is for, but not limited to, the following types of supplies: OFFICE SUPPLIES, MAINTENANCE & JANITORIAL SUPPLIES, MEDICAL, DENTAL & PROFESSIONAL SUPPLIES, BEAUTY & BARBER SUPPLIES, FUELS OF ALL KINDS, EQUIPMENT SPARE PARTS / TOOLS, AND RESTAURANT/MOTEL SUPPLIES. List the type and cost on hand as of January 1. Supplies that are immediately consumed in the manufacturing process or that become a part of the property being sold, such as internal packaging materials or raw materials, do not have to be listed. Even though wholesaler's, retailer's and contractor's inventory is exempt from taxation, supplies are not and should be reported. Even if a business carries supplies in an inventory account, they remain taxable. If no inventory is taken on December 31, then 1/12 of the yearly expense should be reported as recommended by the NC Department of Revenue.

SCHEDULE B – VEHICULAR EQUIPMENT

Group (1) **Unregistered, multiyear/permanent tagged motor vehicles** (vehicles running out of state tags, dealer tags and/or trailers), and IRP (International Registration Plan) plated vehicles. Effective January 1, 2014, IRP plated vehicles are required to be listed with the local county as part of the business personal property listing form process. This category is for those types of motor vehicles only. **DO NOT list motor vehicles with a current annual North Carolina tag and registration.** Also list any **special bodies and equipment** attached to any vehicle in Rowan County by cost and date acquired. (Attach a separate sheet if necessary.)

Group (2), (3) and (4) should be completed or revised if necessary.

SCHEDULE C – PROPERTY IN YOUR POSSESSION BUT OWNED BY OTHERS

If on January 1, you have in your possession any business machines, machinery, furniture, vending equipment, game machines, postage meters or other equipment which is loaned, leased or otherwise held and not owned by you, a complete description and ownership of the property should be reported in this section and returned by January 15th. This information is for cross-reference use, and any assessments will be made to the owner/lessor. If property is held by a lessee under a "capital lease" where there is a conditional sales contract, or if title to the property will transfer at the end of the lease for a nominal purchase fee, then the lessee (possessor) is responsible for listing under the appropriate group on Schedule A and will be billed directly. If you have no such items, write "none" in this section.

SCHEDULE D – ACQUISITIONS AND/OR DISPOSALS

All machinery, equipment, furniture, fixtures, etc. acquired since January 1 of the prior year must be itemized showing the total installed cost of each item. In addition, all disposals made since January 1 of the prior year must be itemized in detail in the appropriate columns. Important: ACQUISITION YEAR AND ORIGINAL COST MUST BE GIVEN FOR DISPOSALS. An additional schedule may be attached if necessary.

TAXPAYER'S AFFIRMATION

If the form is not signed by an authorized person, it will be rejected and could be subject to late listing penalties. **An authorized person is either the taxpayer, a principal officer of the taxpayer, or a full-time employee of the taxpayer who has been officially empowered by the principal officer to list the property. Authorized agents may sign the form provided they have NCDOR AV-59 Form on file for the taxpayer.** Listings submitted by mail shall be deemed to be filed as of the date shown on the postmark affixed by the US Postal Service. Any other indication of the date mailed, such as your own postage meter, is not considered and shall be deemed to be filed when received by the Tax Assessor's office. **Faxes are not acceptable** due to the absence of defining North Carolina legislation. Any person who willfully attempts, or who willfully aids or abets any person to attempt, in any manner to evade to defeat the taxes imposed under this Subchapter of the Revenue Laws, whether by removal or concealment of property or otherwise, shall be guilty of a Class 2 misdemeanor, punishable by a fine not to exceed \$1,000 and/or imprisonment up to 60 days. Listings are subject to tax compliance audits at any time. Returns are routinely compared to state income tax returns as filed with the NC Department of Revenue or to the taxpayer's financial records. Please be prepared to substantiate your listing if discrepancies arise.

Applications for exemption and/or exclusion must be filed during January with the Tax Assessor and also with the appropriate NC Dept of Environment & Natural Resources office. These exemptions can be for water and air pollution abatement or recycling and solid waste recovery.