



FAQ for Revaluation/Reappraisal

Why did Rutherford County conduct a reappraisal for 2023?

The North Carolina General Statute, §105-286, states that all counties must reappraise all real property once every eight years. Rutherford County has elected to advance the reappraisal cycle to once every four years. North Carolina requires that all counties appraise Real Property at 100% Market Value based on Qualified Sales leading up to the Reappraisal Date. The previous reappraisal was 2019.

Will the reappraisal affect the assessed value of my property?

Most likely. The likelihood that your property has not changed in value over the last four years is small. In some cases, property values decline, however, the vast majority of property values typically increase over time.

What effect will the reappraisal have on the taxes I have to pay?

It depends on how much your property value has changed and how much the tax rates change. The tax rates for the county, towns and all special districts depend upon the combined values of real and personal property, and they are set by the governing boards of each County and Town separately during their annual budget cycles, generally in June of each year.

Is there a limit of how much my property can increase?

No. All North Carolina counties are required by law to value every property to be appraised at 100% of its market value, even if the value has changed substantially.

Does the County consider foreclosure or auction sales?

No. Foreclosure or auction sales are not considered true market value sales.

What are the roles and duties of the County Assessor's staff during a reappraisal?

Please watch this video that explains the role of the Assessors and staff.

<https://youtu.be/4z2DzeV9PKA>

I recently purchased my property for a different amount than the new assessed value. Shouldn't my purchase value be my assessed value?

Each sale will not exactly match the assessed value because the Mass Appraisal Market value is determined by considering a multitude of comparable sales and then determining what the overall market picture looks like for all similar homes.

I paid much less 10 Years ago when I purchase my property and I don't intend to sale my home. Why is my value not what I purchased my home for 10 Years ago?

NC General Statutes state that all counties must reappraise all real property to 100% Market Value during the Reappraisal Years. The Market Value is what you could sell your home for in today's Real Estate Market, not what you paid for it.

Do I have the ability to compare my property with other properties?

Yes. The tax assessment records are open for public inspection and are also available on our website:

www.rutherfordcountync.gov/departments/revenue_department_tax_administrator/gis_department.php

Why can NC Tax my House?

NCGS, the North Carolina General Statute, Chapter 105, Machinery Act, gives all 100 Counties the right to permanently measure and list all real property structures.

If you have further questions, please visit the NC General Assembly website at ncleg.gov to view Chapter 105, Machinery Act

Info for Appeals

What if I do not agree with my property value?

You will be mailed a reappraisal value notice concerning your real property that includes instructions for filing an informal appeal to trigger the review process. A request for review must be made in writing by completing the appeal form and returning it to the Rutherford County Assessor's Office within thirty (30) days of the date on the notice you received in the mail. A change in value will be considered if the owner can demonstrate that the assessed value is not fair market value as of January 1st or is inconsistent with the value of similar property. Appeals can be mailed in or faxed to (828) 287-6179 but will not be taken by telephone or in person. An appeal/review can result in the assessed value being:

1. Unchanged,
2. Reduced, or,
3. Increased in value.

Can I appeal the decision made by the Assessor's Office if I do not agree with the results of their desk review?

If you disagree with the results of your informal appeal, you have the right to appeal to the Board of Equalization and Review. You may appeal to the Board at any time prior to their set adjournment date, which will be published in the local newspaper and on our website. Your right to appeal to the Board is protected during the time information provided concerning your appeal is being reviewed. All requests must be made in writing.

What are valid reasons to appeal the assessed value?

1. The market value substantially exceeds the actual market value of the property as determined by supporting documents.
2. Your property has been appraised inequitably as it relates to the market value of comparable properties.

What are invalid reasons to appeal the Market Value?

Appeals cannot be considered for the following reasons:

1. The percentage of increase/decrease from the previous assessed value.
2. The owner does not have the financial ability to pay the taxes.
3. The market value is more than the construction cost.
4. The market value is more than the insurance value.
5. The market value is just too high.

Property Tax Relief Programs

We have many tax relief programs such as the Elderly and Disabled Exclusion program, Disabled Veteran Exemptions program, and the Circuit Breaker Deferment program, which can help reduce the amount of your tax bill if you qualify. For more information, visit:

https://www.rutherfordcountync.gov/departments/revenue_department_tax_administrator/property_tax_relief.php

Staff can also set up monthly payments to prepay the 2023 Tax Bill that will be mailed in August.