



2016 COUNTYWIDE REAPPRAISAL
NOTICE OF
REAL PROPERTY ASSESSED VALUE

Table with columns: DATE OF NOTICE, TOWNSHIP, MAP, LOT, ASSESSED VALUE, PRESENT USE VALUE, TAXABLE VALUE, PROPERTY DESCRIPTION, PROPERTY ADDRESS

In accordance with state law, all real property in the county has been reappraised in order to equalize assessments. The assessed value of your property should represent 100% of its true market value as of January 1, 2016.

If you wish to appeal your assessed value, please complete and return the appeal form within 30 days of the date of this notice. It is not necessary for you to make a personal visit to our office.

PLEASE DETATCH HERE - ONLY IF YOU WISH TO APPEAL

2016

2016 CRAVEN COUNTY INFORMAL APPEAL FORM
THIS FORM MUST BE COMPLETED IN ITS ENTIRETY

2016

Owner: Parcel Ref#: PARCEL NUMBER (TOWNSHIP, MAP, LOT), DATE OF NOTICE, PROPERTY DESCRIPTION, ASSESSED VALUE, PRESENT USE VALUE, TAXABLE VALUE

VALID REASONS FOR APPEAL DO NOT INCLUDE THE FOLLOWING:

- The percentage increase over the previous assessed value
Actual construction or historical cost
Your financial ability to pay the taxes
Insurance value

A REVIEW OF YOUR ASSESSMENT MAY RESULT IN YOUR VALUE BEING UNCHANGED, REDUCED OR INCREASED

- 1. What is your opinion of fair market value as of January 1, 2016?
2. What is the basis of your opinion? (Check as appropriate)
3. If property was purchased within the last 3 years, complete the following:
4. If this is Residential Property, complete the following:
5. If rented, what is the monthly rent?
6. If this is Commercial Property, complete the following:

Property Owner Comments:

PURSUANT TO NCGS 105-317 (B)(7) NOTICE IS GIVEN TO THE OWNER THAT HE IS ENTITLED TO HAVE AN ACTUAL VISITATION AND OBSERVATION OF HIS PROPERTY TO VERIFY THE ACCURACY OF PROPERTY CHARACTERISTICS ON RECORD FOR THAT PROPERTY.

Do you wish to request an on-site visitation of your property? Yes No

DATE WORK PHONE HOME PHONE CELL PHONE OWNER'S SIGNATURE

STANDARDS FOR APPRAISAL AND ASSESSMENT—North Carolina General Statute 105–283—Uniform Appraisal Standards

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 a reasonable knowledge of all the uses to which the property is adapted or for which it is capable of being used.

INFORMAL APPEAL PROCESS—All appeals will be reviewed. Anyone who appeals will be mailed a subsequent notice of any decision. All appeals **should be made in writing** by detaching, and completing the **Informal Appeal Form** below in its entirety and returning it to the Craven County Assessor’s Office **WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**. On occasion, decisions may be made that result in a change of value to one or more properties. If this does occur, a new assessment notice will be sent to anyone affected by the change in value.

BOARD OF EQUALIZATION & REVIEW—If you disagree with the results of the informal appeal process, you have the right to file a formal appeal to the Craven County Board of Equalization & Review prior to its final adjournment. Please keep in mind that the Board of Equalization and Review is governed by the same rules, schedules, and statutes, in the assessment of real property as the assessor’s office. The Board of Equalization and Review shall hear all appeals in accordance with the schedule established by the Craven County Assessor’s Office.

DETACH HERE ONLY IF YOU WISH TO APPEAL

COMPLETE BOTH SIDES PRIOR TO MAILING

Additional Structural Information: (Please circle the correct response)

Central Air: Yes No
Fireplace: Prefab Wood burning None

Please submit documentation for lots, which may have failed a septic site evaluation test.

If you are comparing your property to surrounding properties, please list the comparable properties to support the owner’s opinion of value: (Attach additional sheet if needed)

	Address or Parcel #	Tax Value	Lot Size or Acreage	Year Built	Heated Sq Ft.	# BR’s/ # Baths
1.	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____	_____

PLEASE ATTACH COPIES OF INFORMATION, COMMENTS AND EVIDENCE SUPPORTING YOUR OPINION OF VALUE.

Whom should we contact for additional information? You will be contacted only if we require additional information.

Name: _____ Daytime Phone: _____ E-Mail: _____

Under penalty prescribed by law, I hereby affirm that to the best of my knowledge and belief that the information submitted in this appeal form, including accompanying statements and other information or documents is true and complete.

Signature of Owner: _____ Date: _____

Appeals can be submitted at the Craven County Tax Office
226 Pollock Street
New Bern, NC 28560

or Mailed to: Craven County Assessor
PO Box 1128
New Bern, NC 28563-1128

All requests for review **should be in writing** and should be made **within 30 days** of the date of this notice. Return this form **only** if you **wish** to appeal the assessed value. Please call 252-636-6640 or email us at 2016revaluation@cravencountync.gov if you have any questions about completing this form.

OFFICE USE ONLY

Status: Date Received _____ Date Reviewed _____
Withdrew _____ No Change _____ Adjustment Made _____
Reviewed By: _____ Was on-site inspection done? _____