

How to appeal your 2016 appraisal

If you believe that the 2016 appraised value of your property is not a reasonable estimate of what it could have sold for on January 1, 2016, you have the right to appeal the value.

There are often issues other than tax value that concern property owners, such as:

- The amount of change from the last reappraisal
- Affordability of the expected taxes
- Level of services provided

While these are all understandable concerns, the only issue the tax office can address is the appraised value.

Remember that the big question here is, “What was the market value of your property on January 1, 2016?”

1. Visit www.dconc.gov
2. Click the "Services" tab at the top of the screen, then select "Real Property Search."
3. Type in your parcel number, which is printed on the notice you received. When the result appears, select your property to review the information we have on file.
4. The red tab labeled "Comper" will allow you to review the sales of other properties that are comparable to yours, in order to help you evaluate the tax appraisal of your property.
5. After your review, if you believe that the appraised value is unreasonable, you can begin the appeal process by selecting the "Appeal" tab. You may file your appeal either online or by using a paper form. We recommend the online option, since it allows you not only to appeal, but also to communicate with staff and see the current status of your appeal at any time.
6. Should you disagree with the result of the initial staff review, your appeal will be scheduled for hearing before the Board of Equalization and Review, which is expected to have its first meeting in April, 2016. The Board will issue its written decision after the hearing.
7. If you disagree with the decision of the Board of Equalization and Review, you will have 30 days from the date of its written decision to file an appeal with the North Carolina Property Tax Commission in Raleigh.