

## HAYWOOD COUNTY 2021 REAPPRAISAL PROJECT

NORTH CAROLINA GENERAL STATUTE 105-286 REQUIRES ALL COUNTIES TO CONDUCT A REAPPRAISAL OF ALL PROPERTIES AT LEAST EVERY 8 YEARS

- HAYWOOD COUNTY IS ON A 4 YEAR REAPPRAISAL CYCLE
- ALL REAL ESTATE VALUES WILL BE RESET AS OF JANUARY 1, 2021
- THE LAST REAPPRAISAL WAS EFFECTIVE JANUARY 1, 2017

### HOW DOES REVALUATION BENEFIT PROPERTY OWNERS?

- WITHOUT REAPPRAISALS, SOME PEOPLE WOULD PAY MORE THAN THEIR FAIR SHARE WHILE OTHERS WOULD PAY LESS. REAPPRAISALS RESET THE PROPERTY VALUES TO REFLECT THE CURRENT MARKET AND SPREADS THE TAX BURDEN FAIRLY AMONG ALL TAXPAYERS.

### WHAT CAN I EXPECT WHEN AN APPRAISER MAKES A VISIT TO MY PROPERTY?

- ALL APPRAISERS/DATA COLLECTORS ARE REQUIRED TO KNOCK ON THE DOOR AND IDENTIFY THEMSELVES.
- APPRAISERS/DATA COLLECTORS MAY ASK QUESTIONS REGARDING STRUCTURES SUCH AS NUMBER OF BEDROOMS AND BATHROOMS, PRIMARY HEAT SOURCE AND BASEMENT FINISH, ETC.
- **THE APPRAISERS/DATA COLLECTORS WILL NOT NEED TO COME INSIDE THE HOME.**
- APPRAISERS/DATA COLLECTORS WILL HAVE A SKETCH OF EACH DWELLING AND WILL VERIFY THAT THE SKETCH IS A REFLECTION OF WHAT THEY ARE LOOKING AT DURING THE VISIT.
- THE APPRIASERS/DATA COLLECTORS WILL VERIFY EXTERIOR DIMENSIONS OF ALL BUILDINGS ON THE PROPERTY.

## HOW IS MY VALUE DETERMINED?

- VALUES ARE DETERMINED BY COMPARING WHAT SIMILAR PROPERTIES ARE SELLING FOR.
- SALES DATA FROM REAL ESTATE TRANSACTIONS ARE COLLECTED AND ANALYZED.
- ONLY **VALID** TRANSACTIONS ARE CONSIDERED
- TRANSACTIONS THAT CONSIST OF SHORT SALES, FORECLOSURES, FAMILY SALES, ETC... **ARE NOT CONSIDERED VALID.**
- BASIC CHARACTERISTICS ON EVERY PROPERTY SUCH AS BUILDING SQUARE FOOTAGE, DIMENSIONS, EXTERIOR WALLS, QUALITY OF CONSTRUCTION, NUMBER OF BATHROOMS, HEAT SOURCE, ETC.... AGE, CONDITION AND DESIRABILITY WILL ALSO BE CONSIDERED.
- 2019 AND 2020 SALES WILL BE USED FOR COMPARABLES.

## IF I JUST PURCHASED MY PROPERTY, WILL MY PURCHASE PRICE BE MY NEW VALUE?

- YOUR INDIVIDUAL PURCHASE PRICE MAY NOT EQUAL MARKET VALUE. A SINGLE SALE, EVEN UNDER NORMAL MARKET CONDITIONS MAY NOT NECESSARILY OCCUR AT THE EXPECTED MARKET RATE. MANY VALID SALES ARE USED WHEN DETERMINING MARKET VALUE IN A MASS APPRAISAL.

## HOW CAN I BE SURE MY INFORMATION IS CORRECT ON MY HOME?

- WE ENCOURAGE EACH PROPERTY OWNER TO LOGON TO [WWW.HAYWOODCOUNTYNC.GOV](http://WWW.HAYWOODCOUNTYNC.GOV) AND CLICK ON THE ICON THAT READS **GIS MAPS.** YOU CAN PULL YOUR PROPERTY INFORMATION EITHER BY OWNER NAME, PIN NUMBER OR ADDRESS. ONCE PROPERTY DETAILS ARE SHOWN YOU CAN CLICK ON VIEW TAX CARD AND REVIEW THE DATA CURRENTLY ON FILE. IF YOU FIND INCORRECT INFORMATION ON YOUR PROPERTY RECORD CARD, PLEASE EMAIL THE ASSESSOR'S OFFICE AT [REVALGROUP@HAYWOODCOUNTYNC.GOV](mailto:REVALGROUP@HAYWOODCOUNTYNC.GOV) WITH THE CORRECT INFORMATION.

## WHEN WILL I BE NOTIFIED OF MY NEW PROPERTY VALUE?

- BETWEEN FEBRUARY/MARCH 2021 YOU WILL RECEIVE A NOTIFICATION OF YOUR NEW PROPERTY VALUE BY MAIL.
- ALL PROPERTY OWNERS HAVE THE RIGHT TO DUE PROCESS. IF YOU WISH TO APPEAL YOUR VALUE, YOU MAY DO SO BY COMPLETING THE FORM YOU RECEIVE WITH YOUR NOTICE OF VALUE.
- ONCE THE REAPPRAISAL NOTICES ARE MAILED THERE WILL BE AN APPEAL ASSISTANCE PROGRAM IN PLACE TO HELP ALL PROPERTY OWNERS WITH APPEALING THEIR VALUE.