

YOU ARE HEREBY NOTIFIED THAT EFFECTIVE 1/1/07 YOUR ASSESSED VALUE HAS BEEN CHANGED TO REFLECT ITS CURRENT 100% MARKET VALUE. IF YOU HAVE HAD NEW CONSTRUCTION IN 2006, YOU MAY RECEIVE ANOTHER VALUATION NOTICE LATER IN 2007.

PROPERTY DESCRIPTION:

**** PLEASE DETACH BELOW ONLY IF YOU WISH TO APPEAL THE NEW VALUE ON THIS NOTICE. RETAIN THE TOP PORTION FOR YOUR RECORDS.**

REQUEST FOR REVIEW

If you wish to appeal the value of this notice, **carefully complete, in entirety**, the form below and return it by mail (Within 30 days of the date of this notice). Macon County personnel will review your real estate value and inform you of the review results. A change in value will be considered if the owner can demonstrate that the assessed value is more than the market value as of 1/1/07, or is inconsistent with the value of similar property. * **SEE REVERSE SIDE FOR NORTH CAROLINA GENERAL STATUTES AND OTHER INFORMATION** *

Parcel #	Notice Date	Acres/Lot #	Property Description	Market Value	Deferred Value	Net Value
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APPEAL DEADLINE:

A review of assessed value may result in assessments being (1) left unchanged, (2) reduced, or (3) increased in value.

PLEASE INDICATE WHICH OF THE FOLLOWING APPLIES TO YOUR PROPERTY (CHECK ONE OR BOTH):

_____ The subject property is **appraised at more** than its fair market value (100% value).

_____ The subject property is **not equally appraised** as compared with similar comparable properties.

What is your opinion of 100% market value on this property as of January 01, 2007? \$ _____

Upon what do you base your opinion? (Check as appropriate)

_____ **Personal judgement**

_____ **Recent appraisal (Attach a complete copy)**

_____ **Recent construction cost (Attach cost information)**

_____ **Recent purchase (Attach copy of closing statement)**

_____ **Recent offering price (Attach a listing contract)**

_____ **Recent comparable sales (Complete comparable section)**

Structural Information:

of Bedrooms _____ Heating Fuel _____ Basement Finished _____ (Square Footage)

of Full Baths _____ Heating Type _____ Unfinished _____ (Square Footage)

of Half Baths _____ Central Air Yes No Attic Finished _____ (Square Footage)

Year Built _____ Total finished living space not including finished basement or attic _____

Signature of Owner _____ Date _____ Daytime Telephone _____

PLEASE COMPLETE THE BACK OF THIS FORM AND RETURN IT ONLY IF YOU WISH TO APPEAL YOUR PROPERTY VALUE.

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..... "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 and for which it is capable of being used.

Informal Review Process: Macon County will make personnel available to review your real estate values. A CHANGE WILL BE CONSIDERED ONLY IF THE OWNER CAN DEMONSTRATE THAT THE ASSESSED VALUE IS MORE THAN THE MARKET VALUE, OR IS INCONSISTENT WITH VALUES PLACED ON SIMILAR PROPERTIES. A request for review must be made in writing by completing the attached Review Form in its entirety and returning it before the APPEAL DEADLINE. If this notice is the result of a County Reassessment you may request an actual visitation. The Informal process takes 8-12 weeks to complete and you will be notified of your property appeal results after the work is complete. Your right to appeal to the Macon County Board of Equalization is protected while we consider your informal appeal.

BOARD OF EQUALIZATION & REVIEW: If you disagree with the results of your informal review, you have a right to file a formal appeal to the Board of Equalization & Review. You may request an appeal any time prior to the adjournment of the Board of Equalization & Review or within 15 days of your last notice of assessment from the informal review. All formal appeals must be submitted on a proper appeal form and presented to the tax office. Actual Board of Equalization hearing dates and times will be advertised in the local papers. **IF YOU APPLIED FOR AN INFORMAL REVIEW PLEASE WAIT ON THE RESULT OF IT BEFORE YOU APPEAL TO THE BOARD OF EQUALIZATION & REVIEW.**

COMPLETE FOR APPEAL ONLY

FOLD IN HALF AND MAKE SURE THAT RETURN ADDRESS SHOWS IN WINDOW

MARKET VALUE IS NOT:

- * Actual or Historic Cost * Insured Value * Construction Cost * Liquidation or Salvage Value
- * Depreciated Asset or Book Value * Present-Use Value * Aesthetic Value * Inheritance Value * Condemnation Value

GROUND FOR APPEAL CANNOT BE BASED ON THE FOLLOWING:

- * The percentage of increase from the previous value.
- * The percentage of increase as compared to the average countywide increase.
- * Your financial ability to pay any anticipated tax.

COMPARABLES TO SUPPORT THE OWNER'S OPINION OF VALUE:

Owner's Name	Parcel #	Sale Date	Sale Price	Acreage/Lot	House Sq. Ft.
1. _____					
2. _____					
3. _____					

REMARKS:

RETURN TO:

Macon County Tax Revaluation
5 West Main St
Franklin NC 28734-3005

#2 8 7 3 4 3 0 0 5 8 #

YOU WILL BE NOTIFIED OF THE RESULTS OF THIS INFORMAL REVIEW IN 8- 12 WEEKS