

The background of the slide is a scenic landscape. At the top, a bright sun is setting or rising, casting a warm orange and yellow glow across the sky. Below the sky, there are several layers of rolling hills, each progressively more blue and hazy as they recede into the distance. In the foreground, there are green trees and a dense cluster of purple flowers, likely azaleas, which are in bloom. The overall mood is peaceful and scenic.

MACON COUNTY

2019 REASSESSMENT



WHY REVALUE
MY PROPERTY?

NCGS 105-286 & 105-283

- Requires Counties to Establish market values
- Value must be at or near 100% of current market value
- Utility companies requires values to be between 90-100% of market values
- To reflect changes in the market conditions



Appraisal Process

- **Collect & Review Sales**
- **Route all 369 County Maps**
- **Map Sales From 2017 & 2018**
- **Analyze Construction Cost**
- **Develop Land Pricing Model**
- **Develop Schedule of Values**
- **Apply Schedule of Values to Properties**

Appraisal Process Continued

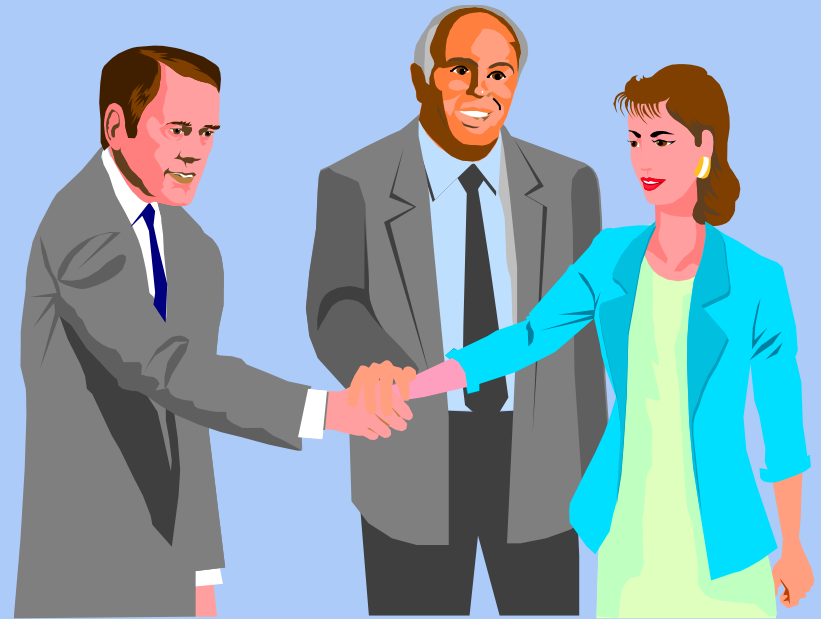
- **Visit Properties**
- **Review Sales to Comparable Properties**
- **Identify Any Areas of Concern**
- **Correct any Concern Areas**
- **Send Notice of Value to Property Owner**
- **Receive Any Informal Appeals and Review**
- **Send Notice of Change**
- **Begin Taking Formal Appeals to Board of Equalization**
- **Set Hearing Dates and Times**
- **After all Hearings send Notice of Change from Board of E&R**
- **Property Owners then have 30 Days to Appeal to Property Tax Commission in Raleigh, NC**

THREE APPROACHES TO VALUE

- **Comparable Sales Approach:** Subject property is compared with similar properties that have recently sold.
- **Income Approach:** This approach uses income derived from similar properties in the same area. Income is not the value that individual business generate but what similar income producing properties will produce. An Example would be that all Two Bedroom apartments rent for \$500 monthly in a given location thus the value of a 20 unit apartment can be determined.
- **Cost Approach:** Construction cost less depreciation

MARKET VALUE

- Market value is the most probable selling price that a property will bring in a competitive and open market with both the buyer and seller being motivated and well informed.

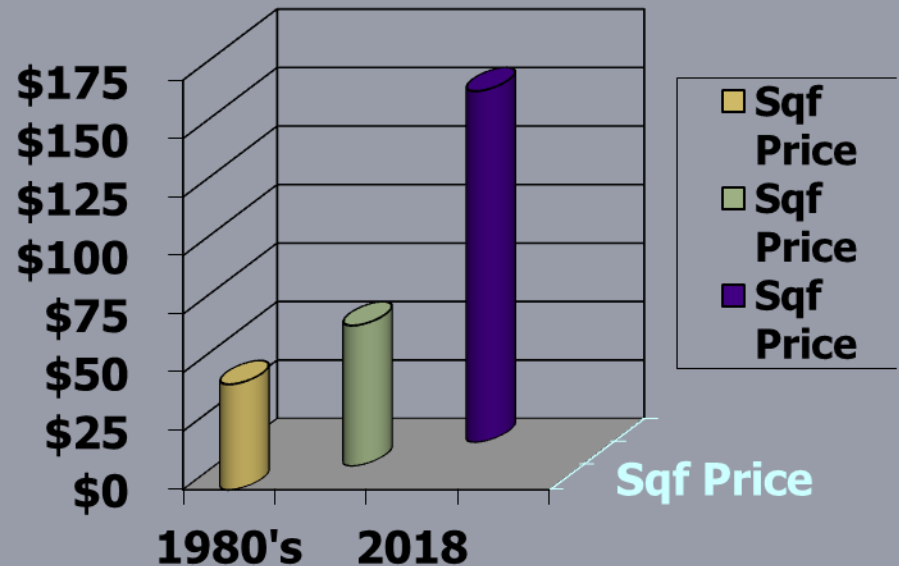


MARKET VALUE IS NOT

- Transactions resulting from auctions
- Short sales
- Some Estate sales
- Bank liquidation sales
- Foreclosures
- Family or associates sales

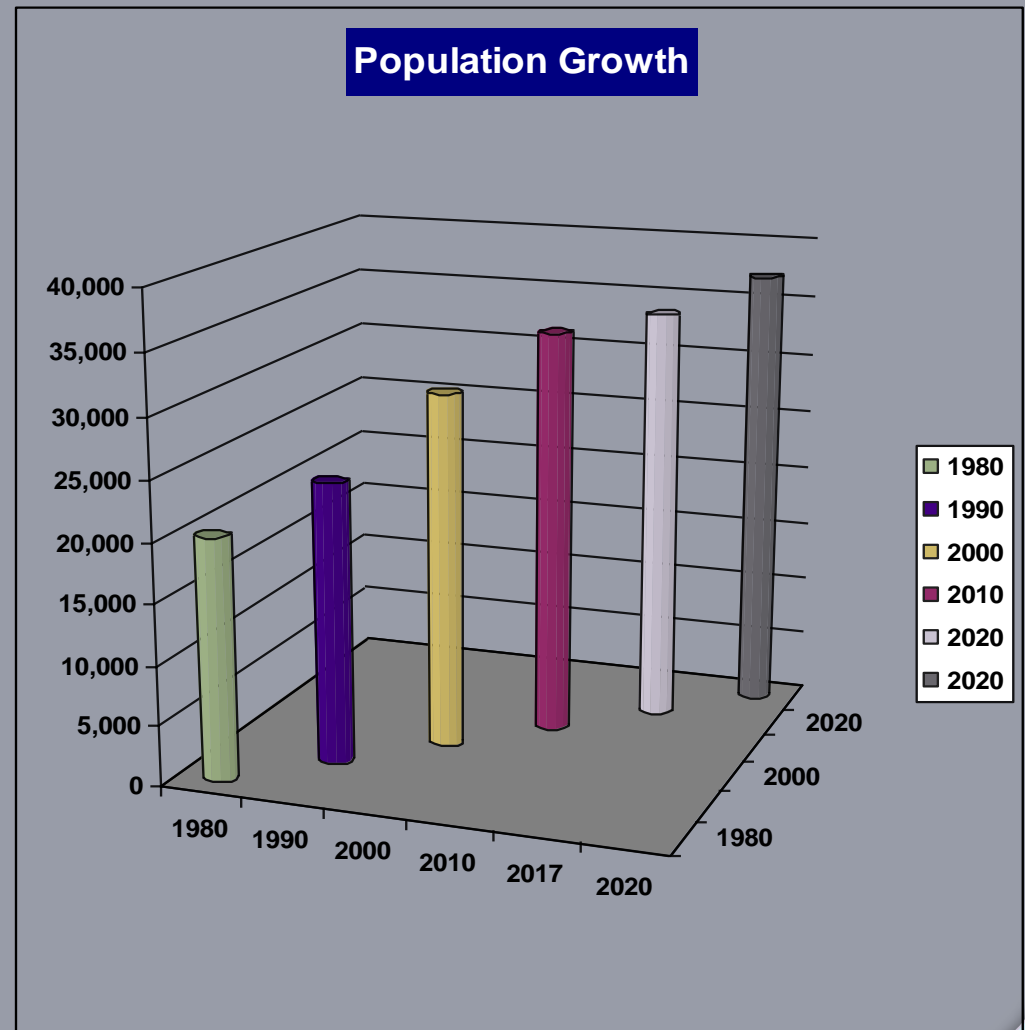
What Affects Market Value?

- The most obvious is an addition or remodeling of a structure.
- Supply and Demand in a particular type of property.
- The local economy and the factors that determine its stability.
- Cost of replacing or building similar structures.

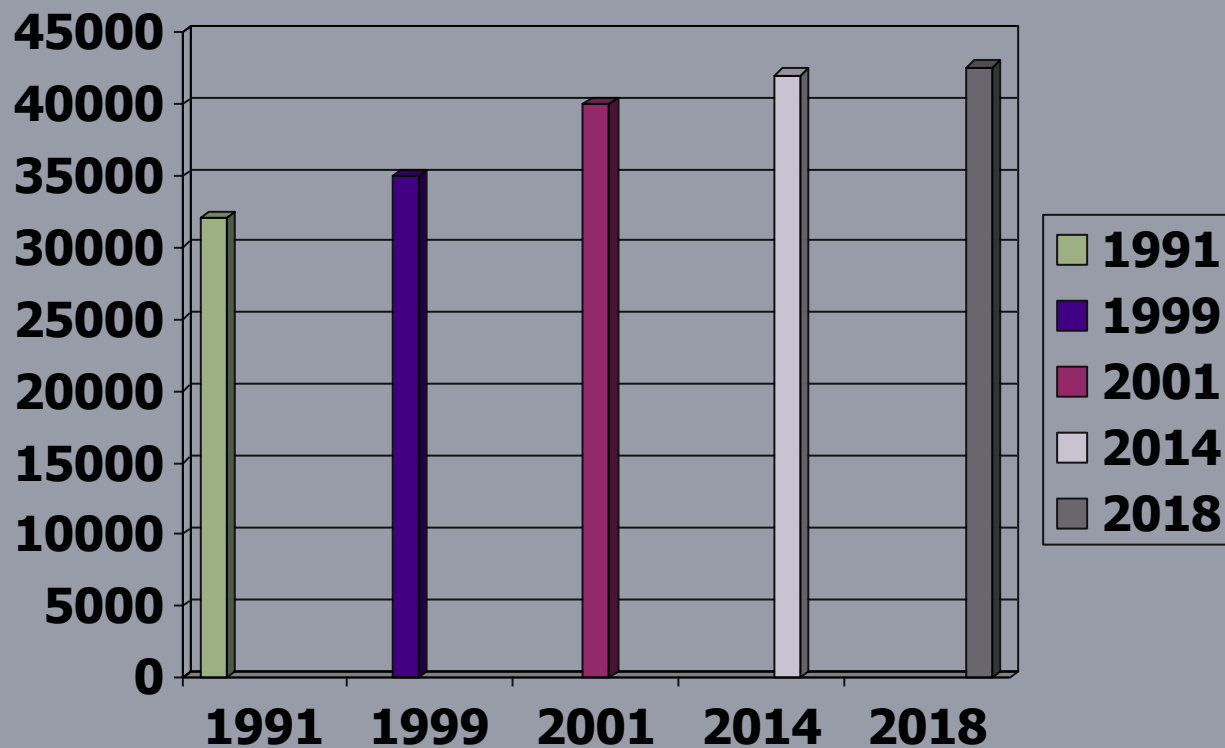


MACON'S GROWTH RATE

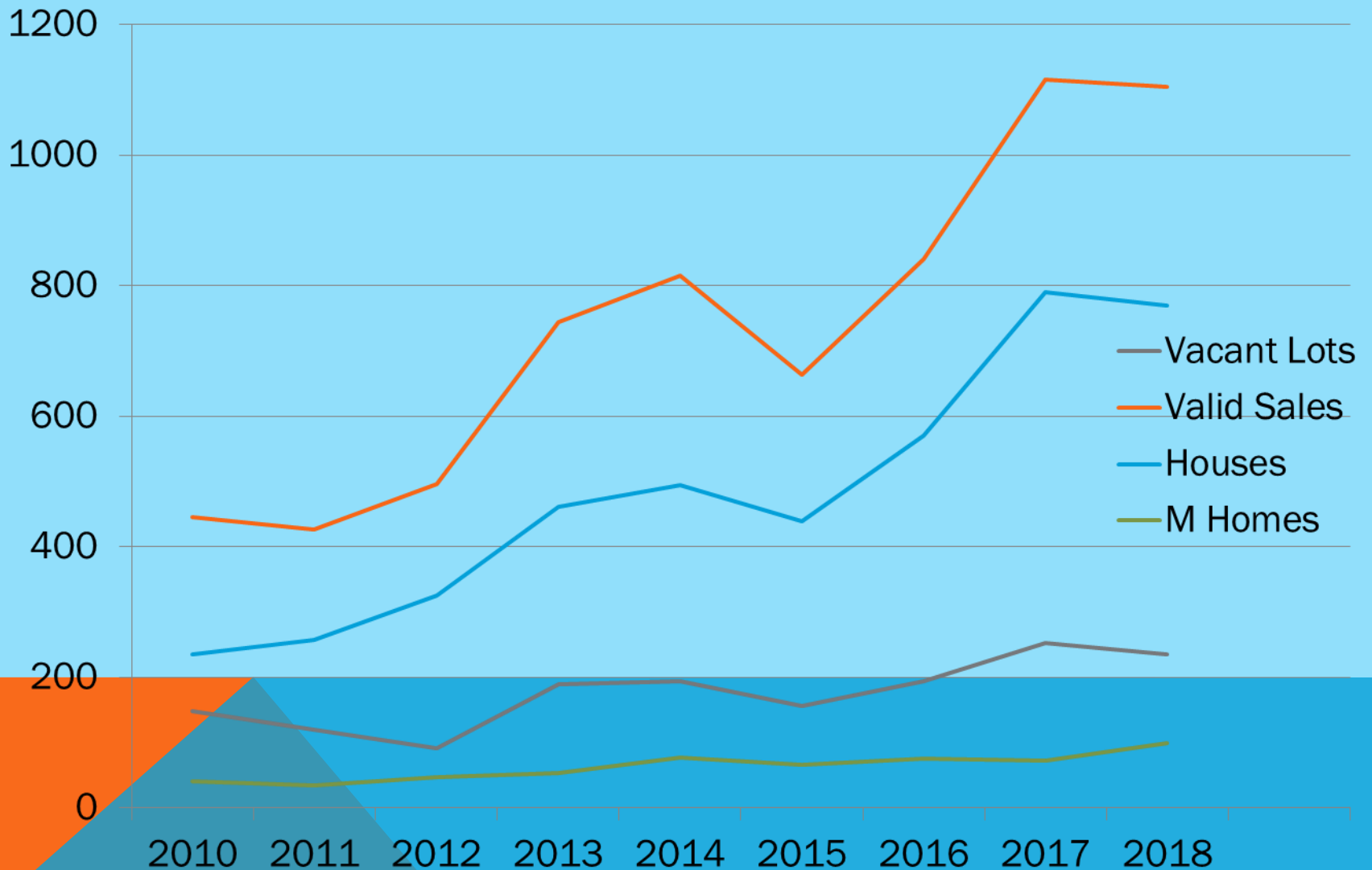
- County's Growth Rate Has Slowed Since the Early 2000's
- County Real Estate Sales Growth Lags Some Other WNC Counties.
- Population Growth Has slowed.



Parcel Growth Has Decelerated

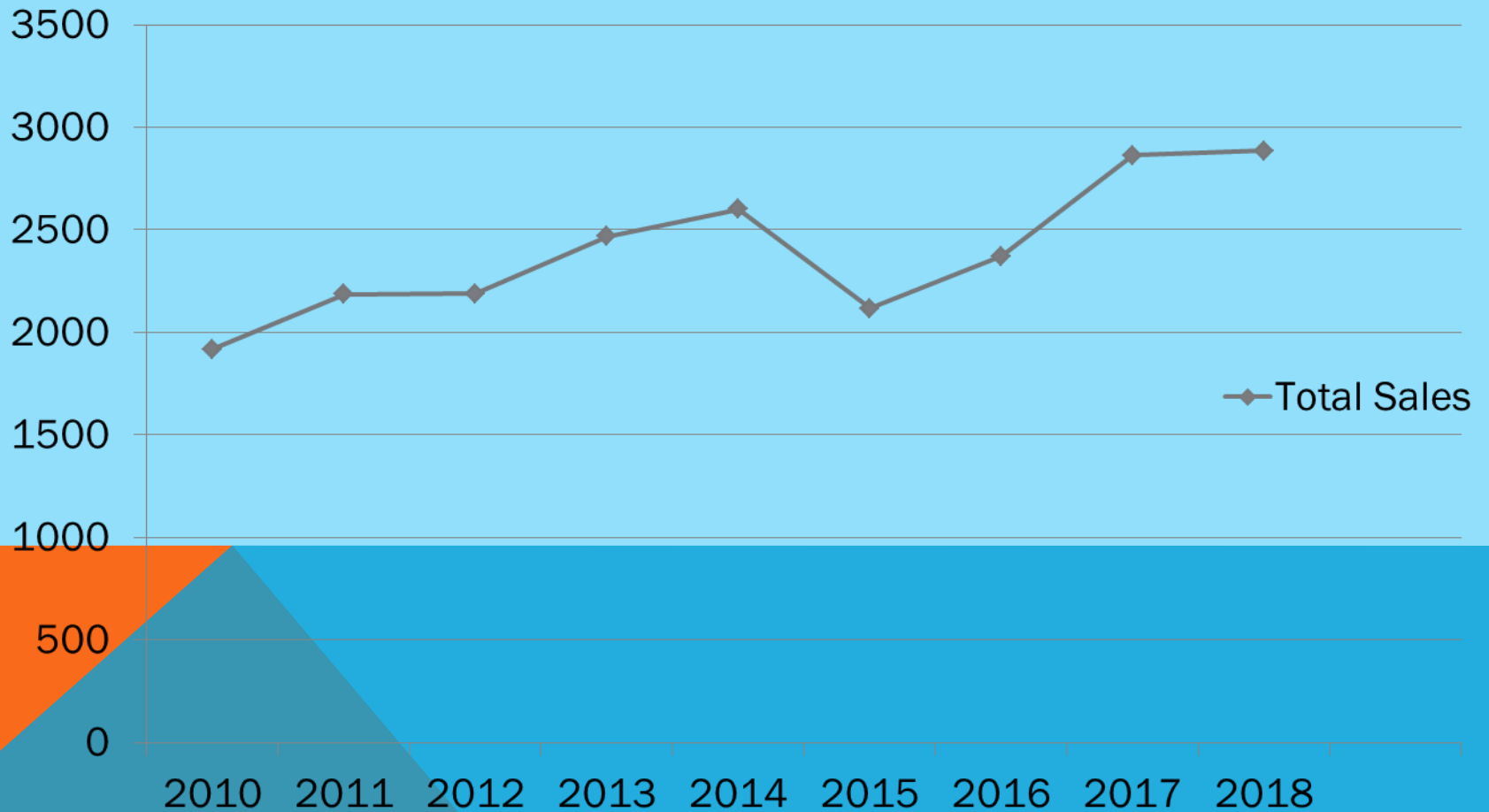


REAL ESTATE MARKET INDICATORS

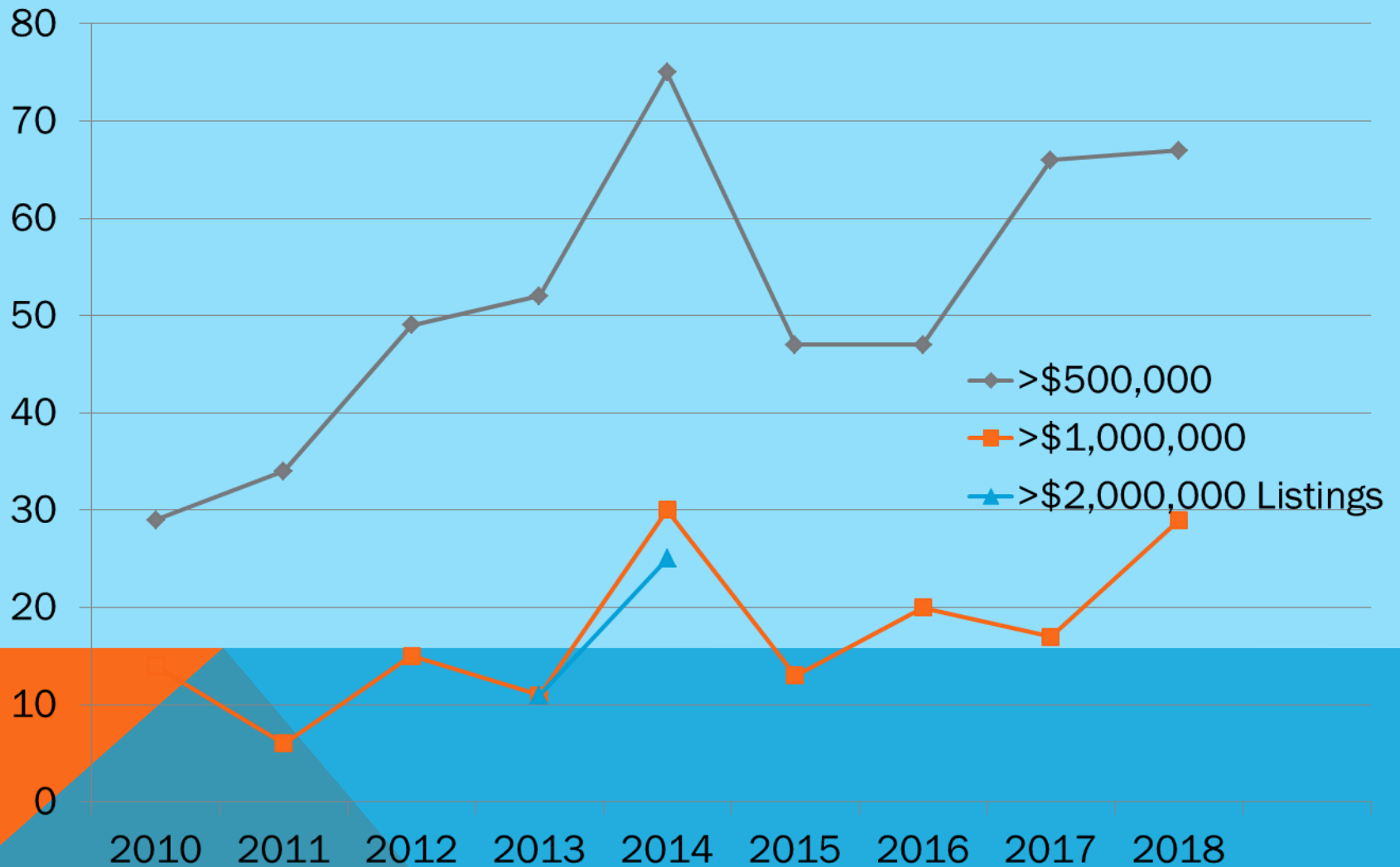


REAL ESTATE SALES 2010-2014

Total Sales



EXCLUSIVE HOME SALES



REVENUE NEUTRAL TAX RATE

- 2018 TAX VALUE OF ALL PROPERTY

- 8,047,796,940

- 2018 TAX VALUE x .00349

- TOTAL TAXES \$28,086,811

2019 Total Tax Values

2019 TOTAL REAL ESTATE VALUE	\$ 7,697,878,171
2019 ESTIMATE PUBLIC SERVICE	\$ 159,000,000
2019 ESTIMATE MOTOR VEHICLES	<u>\$ 335,000,000</u>
2019 SUB TOTAL	\$ 8,112,824,115
LESS APPEALS' VALUE	\$ (25,000,000)
LESS HOMESTEAD EXCLUSSION	\$ (60,000,000)
NET TOTAL NEW TAX VALUE	\$ 8,106,878,171
<u>ROUND TO</u>	<u>\$ 8,105,000,000</u>

2015 ESTIMATED VALUE CHANGE

● **\$ 8,105,000,000**

● **OVERALL INCREASE OF VALUE:**

.003%

• **\$8,047,796,940 / 8,105,000,000**

• **REAL ESTATE ONLY INCREASED**

.996%

\$ 7,441,742,304 / 7,473,964,855

ESTIMATED REVENUE NEUTRAL TAX RATE

- TAX REVENUE NEEDED/TOTAL VALUE
- $\$29,300,000 / \$8,105,000,000 = .00362$
- Growth Factor 1%
- $.00362 \times 1.01\% = .00366$
- $.00366 \times 1.5\%$ (Collection Factor) = .0037

2015 VALUES & TAXES
COMPARED TO
2019 VALUES & TAXES

PIN # 7438 98 6076



- 2015 Value \$ 260,500
- 2018 Tax Rate .00349
- Base Tax \$ 909
- 2019 Value \$ 215,820
- Est. Tax Rate .0037
- Base Tax \$ 798
- Savings of \$ 111
- Decrease of 12.2%

PIN # 7438-97-6569



- 2015 Value \$ 93,680
- 2018 Tax Rate .00349
- Base Tax \$ 327
- 2019 Value \$ 100,910
- Est. Tax Rate .0037
- Base Tax \$373
- Increase \$46
- Increase of 14%

PIN # 7530-93-7003



7530937003 12/23/2013

- 2015 Value \$1,137,700
- 2018 Tax Rate .00349
- Base Tax \$3,970
- 2019 Value \$1,164,490
- Est. Tax Rate .0037
- Base Tax \$4,308
- Increase \$ 338
- Increase of 8.5%

PIN # 6580-49-7864

HOUSE & 17.43 ACRES



6580497864 10/07/2009

- 2015 Value \$396,170
- 2018 Tax Rate .00349
- Base Tax \$1,383
- 2019 Value \$373,780
- Est. Tax Rate .0037
- Base Tax \$1,383
- Savings \$0
- Decrease of 0%

PIN # 7540-52-3321



7540523321 02/03/2014

- 2015 Value \$1,563,250
- 2018 Tax Rate .00349
- Base Tax \$5,455
- 2019 Value \$1,607,320
- Est Tax Rate .0037
- Base Tax \$ 5,947
- Increase of \$ 492
- Increase of 9%

PIN # 6581-70-0263



6581700263 09/24/2009

- 2015 Value \$ 111,450
- 2018 Tax Rate .00349
- Base Tax \$389

- 2019 Value \$104,950
- Est. Tax Rate .0037
- Base Tax \$389

- **Difference \$0**
- **Increase of 0%**

PIN #6581-41-8759



6581418759 09/08/2009

- 2015 Value \$127,730
- 2018 Tax Rate .00349
- Base Tax \$446
- 2019 Value \$116,630
- Est. Tax Rate .0037
- Base Tax \$432
- Decrease \$14
- Decrease of 3.2%

PIN # 7550-23-4533



7550234331 09/09/2013

- 2015 Value \$ 10,190,130
- 2018 Tax Rate .00349
- 2018 Base Tax \$ 35,563
- 2019 Value \$ 13,266,760
- Est. Tax Rate \$.0037
- Base Tax \$ 49,087
- **Increase of \$ 13,524**
- **Increase of 38%**

6564-85-5730



6564855730 12/03/2018

- 2015 Value \$ 122,570
- 2018 Tax Rate \$.00349
- 2018 Base Tax \$ 428

- 2019 Value \$ 161,500
- Est. Tax Rate \$.0037
- Base Tax \$ 598
- Increase of \$ 170
- Increase of 39.7%

6586-81-9225



6586819225 12/03/2018

- 2015 Value \$459,660
- 2018 Tax Rate .00349
- 2018 Base Tax \$1,604

- 2019 Value \$440,930
- Est. Tax Rate .0037
- Base Tax \$1,631

- Increase of \$27
- Increase 1.016%

7506-82-9953



7506829953 12/03/2018

- 2015 Value \$ 754,410
- Deferred Value -361,830
- Taxable Value \$ 392,580
- 2018 tax Rate .00349
- Base Tax \$1,370

- 2019 Value \$ 737,680
- Deferred Value -335,060
- Taxable Value \$ 454,100
- Est. Tax Rate .0037
- Est. Base Tax \$ 1,680
- **Increase of \$ 310**
- **Increase of 22.6%**

6556-32-4233



6556324233 07/30/2013

- 2015 Value \$197,010
- 2018 Tax Rate \$.00349
- 2018 Tax Base \$ 688

- 2019 Value \$ 196,010
- Est. Tax Rate \$.0037
- Base Tax \$ 725
- Increase of \$ 37
- Increase of 5.3%

FINALLY

- Reassessments are volatile and established procedures must be followed.
- The established appeal process outlined by the Machinery Act must be adhered to.
- Equality between similar properties must be one of the top priorities.
- Properties will not increase at the same percentage countywide.
- Location is still very much a factor.

Things to Remember

- Values must be set at 100% of Market Value.
- Value may or may not be what the owner has invested in the property.
- Different classes of properties change at different rates.
- Location or demand on certain types of properties will affect values differently depending on the market.
- Percentage of increase is not a reason for an appeal.
- Burden of proof is on taxpayer to show that property is excessively overvalued.
- NC courts have ruled that tax assessments are assumed to be correct and are accepted until proof is provided to the contrary.



Summary of Important Information

- **Values will be finalized by December 2018**
- **Notices will be mailed in January 2019**
- **Appeal information will accompany the notice of value**
- **Informal appeals must be a written appeal supported with documentation of value**
- **Board of Equalizations starts April 2019**

2019 VALUATION BY TOWNSHIPS

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Totals by Township						
	Taxable Parcels	2015 taxable	2019 taxable	\$ Diff	% change	% Of Value
Burningtown	1,281	\$ 129,479,880	\$ 123,687,420	\$ (5,792,460)	-4.47%	1.63%
Cartoogechaye	3,168	\$ 376,514,410	\$ 361,192,950	\$ (15,321,460)	-4.07%	4.76%
Cowee	3,745	\$ 321,940,160	\$ 315,380,030	\$ (6,560,130)	-2.04%	4.16%
Ellijay	3,207	\$ 303,486,430	\$ 287,326,580	\$ (16,159,850)	-5.32%	3.79%
Flats	1,190	\$ 236,193,130	\$ 245,094,400	\$ 8,901,270	3.77%	3.23%
Franklin	8,266	\$ 937,529,840	\$ 936,015,860	\$ (1,513,980)	-0.16%	12.34%
Franklin City	2,529	\$ 611,696,010	\$ 619,022,300	\$ 7,326,290	1.20%	8.16%
Highlands	4,005	\$ 1,702,031,650	\$ 1,703,554,740	\$ 1,523,090	0.09%	22.45%
Highlands City	2,903	\$ 1,665,398,600	\$ 1,769,123,230	\$ 103,724,630	6.23%	23.32%
Millshoal	3,692	\$ 308,115,100	\$ 305,531,680	\$ (2,583,420)	-0.84%	4.03%
Nantahala	2,545	\$ 320,561,600	\$ 292,574,335	\$ (27,987,265)	-8.73%	3.86%
Smithbridge	4,470	\$ 467,862,330	\$ 447,852,740	\$ (20,009,590)	-4.28%	5.90%
Sugarfork	1,517	\$ 174,457,720	\$ 180,867,510	\$ 6,409,790	3.67%	2.38%
	42,518	7,555,266,860	7,587,223,775	31,956,915	0.42%	100.00%

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Total Values Do Not Include Utilities,
Personal Property & Motor Vehicle
Values

**MACON COUNTY, NORTH CAROLINA
NOTICE OF PROPERTY REVALUATION**

THIS IS NOT A BILL

**MACON COUNTY TAX ADMINISTRATOR
5 W MAIN STREET
FRANKLIN, NC 28734
RETURN SERVICE REQUESTED**

PIN #:	Acreage/Lot:	Date of Notice
Market Value:	Deferred Value:	Net Total Value:

YOU ARE HEREBY NOTIFIED THAT AS OF 01/01/2019 YOUR ASSESSED VALUE HAS BEEN CHANGED DUE TO THE 2019 COUNTY WIDE REVALUATION OF ALL REAL PROPERTY IN MACON COUNTY.

COMPLETE ONLY IF YOU WISH TO APPEAL THE VALUE OF THIS NOTICE. PLEASE RETAIN A COPY OF THIS FORM FOR YOUR RECORDS.

MACON COUNTY INFORMAL REVIEW FORM

If you wish to appeal the value of this notice, you must complete this form **in its entirety** and return by mail within **30 days** of the date of this notice. Macon County Revaluation personnel will review your assessed value based on the information provided on this form. A change in value will be considered if the owner can demonstrate that the assessed value is more than market value as of **01/01/2019**, or is inconsistent with the value of similar property. **APPEALS WILL NOT BE TAKEN BY TELEPHONE, Fax, or Email.**

PIN #	DATE OF NOTICE	PROPERTY DESC	MARKET VALUE	DEFERRED VALUE	NET VALUE
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A review of assessed values 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 it's fair market value.
☐ The subject property is **not equally appraised** as compared with similar properties.

Please list comparable properties on back.

What in your opinion is the FAIR MARKET VALUE as of 01/01/2019? \$ _____

Is your opinion of market value (1) _____ Personal Judgment, (2) _____ **Recent Appraisal (within last 6 months, please include an original copy)**, (3) _____ Comparable Sales, (4) _____ Income/Expense Data, (5) Other _____

What was the purchase date and price (If purchased since 1/1/2017)? ____/____/____ \$ _____

Describe any major building or remodeling and the cost involved (since 1/1/2017) \$ _____

If listed for sale in the past two years, please complete the following:

List Price \$ _____

Name of Broker/Agent _____ Dates of Listing Period (From & To) _____

PLEASE ATTACH COPIES OF INFORMATION OR EVIDENCE SUPPORTING YOUR OPINION OF VALUE.

Under penalties prescribed by law, I hereby affirm that to the best of my knowledge and belief that the information submitted on this appeal form, including accompanying statements and other information is true and correct.

SIGNATURE OF OWNER

Email

DATE

DAYTIME TELEPHONE

(If agent or representative of owner, please attach notarized Power of Attorney)
All requests must be made within 30 days of the date of this notice.

RETURN THIS FORM ONLY IF YOU WISH TO APPEAL THE ASSESSED 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... 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 reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used.

INFORMAL REVIEW PROCESS: If you wish to appeal the value of this notice. You must complete, in entirety, the Macon County Informal Review Form and return it to the Macon County Revaluation office by mail or drop off (within 30 days of the date of this notice). Macon County Revaluation personnel will review your assessed value based on the information provided on this form. A change in value will be considered if the owner can demonstrate that the assessed value is more than market value as of **01/01/2019**, or is inconsistent with the value of similar property. You will receive written notice of the results of the informal review.

BOARD OF EQUALIZATION AND 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 and Review. You may request and appeal any time prior to the adjournment of the Board of Equalization and Review or within 15 days of your last notice of Assessed Value. All requests for appeal must be made in writing and on the proper form. Appeal forms are available at the Macon County Administrator's Office. Actual time and dates will be advertised in the local newspaper. The first meeting of the Board of Equalization and Review must be held no earlier than the first Monday in April and no later than the first Monday in May.

Market Value is not:

- ❖ Actual or Historic Cost
- ❖ Aesthetic Value
- ❖ Bank Sale
- ❖ Condemnation Value
- ❖ Construction Cost
- ❖ Depreciated Asset or Book Value
- ❖ Forced Sale/Foreclosure
- ❖ Inheritance Value
- ❖ Insured Value
- ❖ Liquidation Value or Salvage Value
- ❖ Present-Use Value
- ❖ Short Sale

GROUND'S FOR REVIEW OR APPEAL CANNOT INCLUDE THE FOLLOWING:

- The percentage of increase over the previous reappraisal
- Your financial ability to pay the anticipated tax

COMPARABLE PROPERTIES:

COMP #1		COMP #2		COMP #3	
Owner Name		Owner Name		Owner Name	
PIN #		PIN #		PIN #	
Sale Date		Sale Date		Sale Date	
Sale Price		Sale Price		Sale Price	
Sq. Ft.		Sq. Ft.		Sq. Ft.	
Acreage		Acreage		Acreage	
Remarks:		Remarks:		Remarks:	

***IF YOU HAD NEW CONSTRUCTION ON YOUR PROPERTY IN 2018 YOU MAY RECEIVE ANOTHER NOTICE.**

ALL INFORMAL APPEALS WILL BE DONE IN WRITTEN FORM AND OWNERS WILL BE NOTIFIED OF THE RESULTS OF THEIR APPEAL SIX WEEKS AFTER THE INITIAL 30 DAY APPEAL DEADLINE.

***** MACON COUNTY IS NOW ONLINE *****

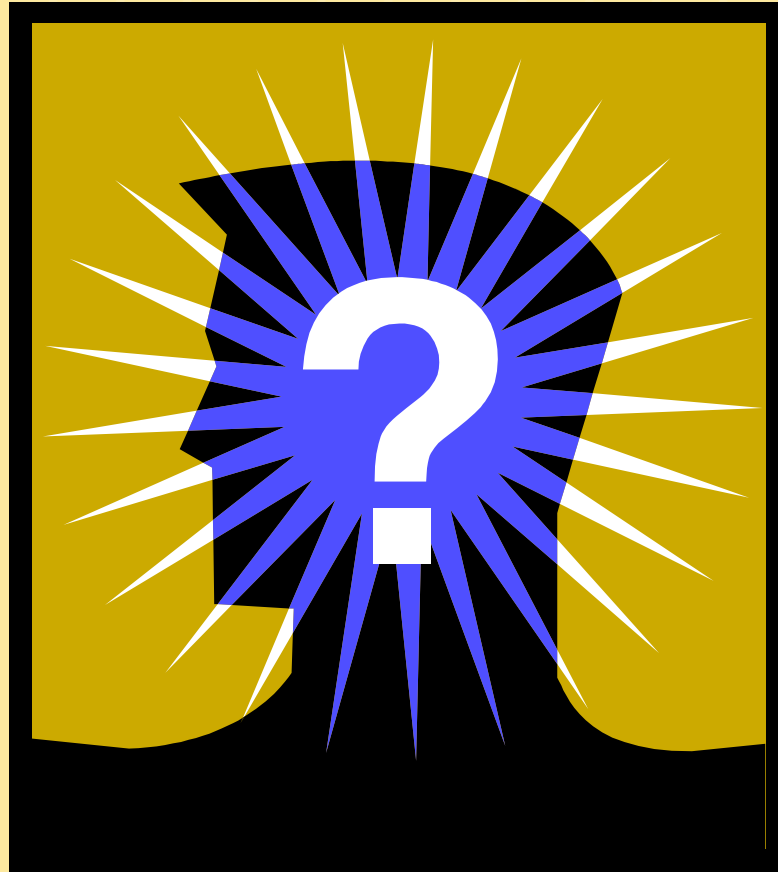
- LOG ON TO: www.maconnctax.com
- CLICK ON Land Records Search to search properties

IN-HOUSE REAPPRAISAL COST

- \$450,000 over 4 years
- Less Discoveries \$200,000
- 44,500 Real Estate Parcels
- $\$250,000 / 44,500 = \5.61 per parcel
- County savings of \$21.50 parcel
- Total Savings for 2019 \$ 956,750
- Total savings to Macon County since 1999

\$ 5,286,750

QUESTIONS



maconnctax.com