

What is the Macon County Reappraisal Program

Macon County is in the midst of a thorough and objective property reappraisal program involving the analysis of every property in the county. North Carolina General Statutes 105-283 & 105-286 mandated this exhaustive review in order to value all properties at 100% of the Market Value. The goal is to ensure all property owners in the county pay their fair share in property taxes, nothing more or nothing less. The reappraisal project will be completed January 1, 2023. The new assessments will be used to determine the amount of property tax due on each property for the 2023 fiscal year.

Contact



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www.maconnc.org/Tax.html



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Why Revalue My Property

Macon County
Tax Assessors
Office

1. Why do we have property tax

Property taxes originated as a method for sharing the costs of government services such as local schools, police protection, fire protection, lighting, water and sewage among people who use them. The amount of tax responsibility for each property is in proportion to that property's value.

2. Is the purpose of a reappraisal to increase taxes

NO. In fact, by state law, tax equity is the desired function of a reappraisal. The goal of reappraisal is to reflect changes in the market & to insure tax payers pay no more than their share of the tax burden.

3. What is millage

Literally, a mill means one thousandth. For tax purposes: each mill generates \$1 of taxes for every \$1,000 of assessed value. Macon County has historically been in the lowest 5 tax rates.

What does "REAPPRAISAL" mean

Reappraisal (also called "reassessment," "revaluation," or "equalization") is the process used to determine the value of a property & required by N.C.G.S. 105-286. Macon County is on a 4 year cycle.

Why was my property selected

Your property was **NOT** "singled out." Every property in Macon County is being reviewed to ensure all property owners pay their fair share of the tax burden.

Who determines the value of my property

Buyers and sellers in the market determine the current market value, or price, for each property. The appraiser considers many factors to interpret the fair market value of a property.

These factors include square footage, number of bathrooms, location, etc.

