

WILSON COUNTY INFORMAL REVIEW FORM

(Please review the County Web Site at www.wilson-co.com for detailed property information).

Date Prepared _____

Neighborhood _____

Parcel Number _____

Description _____

Current Tax Value \$ _____


Owner: _____
(Print Name)

North Carolina Law requires that real estate be appraised at market value effective as of the date of the last General Reappraisal (1/1/2024). Market value is the sale price when the seller and buyer both know the facts about a property and are not under any pressure to buy or sell.

Do you think the appraised value (above) varies significantly from the market value for this property as of 1/1/2024? Yes ☐ No ☐

If yes, why? _____

OPINION OF VALUE

What is your opinion of value? (Required)  \$

Upon what do you base your opinion? (Check the boxes that apply and include copies of any appraisals, closing statements, offers to sell, or other documents)

Personal Judgement ☐ Recent Purchase ☐ Recent Asking Price ☐ Comparable Sale ☐

Recent Appraisal ☐ Recent Construction Cost ☐ Partial Completion % as of 1/1/2024

Non-Buildable Lot / Tract ☐ (Documentation must accompany the REVIEW FORM).

BUILDING INFORMATION (For properties with buildings, check as appropriate and fill-in the blanks)

This building is my home ☐, a home I rent to someone else ☐, or other: ☐ _____

The number of bedrooms is _____, bathrooms _____, half bathrooms (no tub or shower) _____

This building has central heating ☐ central air-conditioning ☐ a fireplace ☐

This building has a basement ☐ which is completely finished ☐, partly finished ☐, unfinished ☐

This building has an upper story ☐ which is completely finished ☐, partly finished ☐, unfinished ☐

This building has an attic ☐ which is completely finished ☐, partly finished ☐, unfinished ☐

The total heated area of this building is _____ which I know ☐ I have estimated ☐ I do not know ☐

If Older Home with New Addition, what year was the house built? _____

INCOME INFORMATION (For properties rented to others)

The total rent for one year is \$ _____

Utilities are paid by the tenant ☐ are paid by me ☐ (Give the annual cost if paid by you)

Heat \$ _____ Water \$ _____ Electricity \$ _____ Other _____ \$ _____

ATTACH OTHER INFORMATION THAT SUPPORTS YOUR OPINION

Owner's Name _____
(Print Name)

Owner's Signature: _____ Date: _____ Daytime Phone: _____

Return to: Wilson County Tax Department, PO Box 2106, Wilson, NC 27894-2106

ASSESSED VALUES ARE DETERMINED AS OF JANUARY 1, 2024. THESE VALUES ARE BASED ON STUDIES OF MARKET CONDITIONS AND ARE DETERMINED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTE 105-283.

YOU ARE NOT REQUIRED TO FILL OUT OR RETURN THIS FORM UNLESS YOU INTEND TO APPEAL YOUR PROPERTY ASSESSMENT. IT IS NOT NECESSARY TO MAKE A PERSONAL VISIT TO THE TAX OFFICE.

TAXPAYERS WISHING TO APPEAL THIS ASSESSMENT MAY DO SO FOR THE FOLLOWING REASONS:

- The assessed value is significantly higher or lower than the actual fair market value of the property.
- The assessed value is inconsistent with the values of similar properties.

APPEALS CANNOT BE CONSIDERED FOR THE FOLLOWING REASONS:

- The percentage of increase from the previous assessed value
- The percentage of increase as compared to any area's average increase (countywide, region, area, community, etc.)
- Your financial ability to pay any anticipated tax (Note: An increase in value does not mean you will pay more in taxes)

ASSESSED 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

AN APPEAL OF YOUR PROPERTY VALUE MAY RESULT IN THE ASSESSED VALUE BEING:

1) Left Unchanged

2) Reduced

3) Increased

ALL APPEALS MUST BE WRITTEN, VERBAL APPEALS WILL NOT BE CONSIDERED OR ACCEPTED.

Appeal(s) may be mailed to: Wilson County Tax Department
Real Estate Division
PO Box 2106
Wilson, NC 27894-2106

Phone: (252) 399-2900, Option 4

General Information

The Tax Department may Informally Review an appeal of value. The Board of Equalization and Review decides all Formal Appeals. The Board of County Commissioners appoints the Board of Equalization and Review and it acts independently of the Tax Department. Decisions by the Board may be appealed to the State Property Tax Commission in Raleigh. Decisions of the Property Tax Commission may be appealed to the North Carolina Court of Appeals.

The Schedule of Values, Standards and Rules, adopted in conjunction with the 2024 General Reappraisal Program, is the basis for all issues of value. The status of the property is determined annually as of January 1.

North Carolina General Statutes

NCGS 105-287. Changing appraised value of real property in years in which general reappraisal or horizontal adjustment is not made.

(a) In a year in which a general reappraisal or horizontal adjustment of real property in the county is not made, the assessor shall increase or decrease the appraised value of real property, as determined under G.S. 105-286, to recognize a change in the property's value resulting from one or more of the reasons listed in this subsection. The reason necessitating a change in the property's value need not be under the control of or at the request of the owner of the affected property. (1) Correct a clerical or mathematical error. (2) Correct an appraisal error resulting from a misapplication of the schedules, standards, and rules used in the county's most recent general reappraisal or horizontal adjustment. (2a) Recognize an increase or decrease in the value of the property resulting from a conservation or preservation agreement subject to Article 4 of Chapter 121 of the General Statutes, the Conservation and Historic Preservation Agreements Act. (2b) Recognize an increase or decrease in the value of the property resulting from a physical change to the land or to the improvements on the land, other than a change listed in subsection (b) of this section. (2c) Recognize an increase or decrease in the value of the property resulting from a change in the legally permitted use of the property. (3) Recognize an increase or decrease in the value of the property resulting from a factor other than one listed in subsection (b).

(b) In a year in which a general reappraisal or horizontal adjustment of real property in the county is not made, the assessor may not increase or decrease the appraised value of real property, as determined under G.S. 105-286, to recognize a change in value caused by: (1) Normal, physical depreciation of improvements; (2) Inflation, deflation, or other economic changes affecting the county in general; or (3) Betterments to the property made by: a. Repainting buildings or other structures; b. Terracing or other methods of soil conservation; c. Landscape gardening; d. Protecting forests against fire; or e. Impounding water on marshland for non-commercial purposes to preserve or enhance the natural habitat of wildlife. (c) An increase or decrease in the appraised value of real property authorized by this section shall be made in accordance with the schedules, standards, and rules used in the county's most recent general reappraisal or horizontal adjustment. An increase or decrease in appraised value made under this section is effective as of January 1 of the year in which it is made and is not retroactive. This section does not modify or restrict the provisions of G.S. 105-312 concerning the appraisal of discovered property.