# Cabarrus County Assessor

65 Church St. SE, P.O. Box 707 Concord, NC 28026-0707

**THIS IS NOT A LISTING FORM. DO NOT RETURN UNLESS YOU WISH TO CORRECT YOUR ADDRESS. IF LISTING FORM IS ENCLOSED PLEASE FILL OUT AND RETURN AS REQUIRED.**

Account #:

**IMPORTANT INFORMATION ON TAX LISTING PLEASE READ CAREFULLY (If you are a property manager, please forward a copy of this letter to each of your tenants)**

If you answer, "YES" to **any** of the following questions, you are REQUIRED BY LAW (NCGS 105-308) to file a tax listing or application. It must be verified and signed under Section "F" and returned. IF YOU ANSWERED YES AND NEED ASSISTANCE CALL THE NUMBER INDICATED FOR EACH QUESTION. If you answer "NO" to **all** of the following questions, you do not need to file a tax listing.

1 Did you make improvements or add new construction to your property in 2016? 704-920-2126
2 Did you demolish, remove or have damage (fire or storm) that has not been repaired to any building improvements on your property in 2016? 704-920-2126
3 Do you currently receive an exemption or present use valuation but no longer qualify under the provisions of the program? 704--920-2428
4 Do you own any of the following which is kept in Cabarrus County: boats, boat motors, jet skis, mobile homes classified as personal property, untagged vehicles (cars, trucks, trailers, campers and motorcycles) or vehicles registered on a multiyear basis, International Registration Plan or vehicles registered out of state? If yes, you must file a listing even if you listed last year. 704-920-2166
5 Did you own a business or farm for income production in 2016 or start a new business as of January 1, 2017? If yes, you must list your business personal property and farm equipment every year. 704-920-2176
6 Do you own an aircraft (includes hot air balloons, ultralights and gliders)? 704-920-2176

**WHEN TO LIST:** Listing of 2017 taxes will begin January 1, 2017. The deadline for listing is January 31, 2017. Completed forms must be received in the Office of the County Assessor or postmarked by the U.S. Postal Service no later than January 31, 2017. Any other indication of the date mailed (such as your own postage meter) is not considered and the listing shall be deemed to be filed when received in the County Assessor's Office. **Late listings are subject to a 10% penalty. Persons who willfully fail or refuse to list shall be guilty of a CLASS 2 MISDEMEANOR.**

**WHERE TO LIST:** Listing may be done through the mail or at the Cabarrus County Assessor's Office, Cabarrus County Governmental Center, 65 Church St. SE, Concord, NC.

**PROPERTY TAX RELIEF PROGRAMS Property Tax Homestead Exclusion - Elderly or Disabled Persons - NCGS 105-277.1**
North Carolina excludes from property taxes a portion of the appraised value of a permanent residence owned and occupied by North Carolina residents (Home and lot not to exceed 1 acre) who are at least 65 years of age as of January 1 or are 100% totally and permanently disabled, and whose income does not exceed $29,500. The amount of the appraised value of the residence that may be excluded from taxation is the greater of twenty five thousand dollars ($25,000) or fifty percent (50%) of the appraised value of the residence. Income means all moneys received from every source other than gifts or inheritances received from a spouse, lineal ancestor, or lineal descendant.

If you received this exclusion last year, you do not need to apply again unless you have changed your permanent residence. If you received the exclusion last year but the property no longer qualifies for any reason, please notify Land Records Department. Failure to notify the assessor that the property no longer qualifies for the exclusion may cause the property to be subject to discovery with penalties and interest pursuant to NCGS 105-312. If you did not receive the exclusion last year but are now eligible, you may obtain an application from Land Records or our website at http://www.cabarruscounty.us/government/departments/tax/Pages/Tax-Exemption.aspx. Application must be filed with the Land Records Division by **June 1**. For questions call 704-920--2127.

**Property Tax Homestead Circuit Breaker Deferment - NCGS 105-277.1B**
North Carolina defers a portion of the property taxes on the appraised value of a permanent residence owned and occupied by a North Carolina resident who has owned and occupied the property at least five years, is at least 65 years of age as of January 1 or is 100% totally and permanently disabled, and whose income does not exceed $44,250. If the owner's income is $29,500 or less, then the portion of property taxes imposed on the residence that exceeds 4% of the owner's income may be deferred. If the owner's income is more than $29,500 but less than or equal to $44,250, then the portion of the property taxes on the residence that exceeds 5% of the owner's income may be deferred. The deferred taxes become a lien on the residence and the most recent three years of deferred taxes preceding a disqualifying event become due with interest upon one of the following disqualifying events: **1**) the owner transfers the residence; **2**) the owner dies; or **3**) the owner ceases to use the property as a permanent residence. Multiple owners of

**Important Tax listing information is continued on the back.**

a permanent residence must all qualify for the circuit breaker before a deferment of taxes will be allowed.

You must apply for the opportunity to defer property taxes each and every year that you wish to defer taxes. The application must be filed with the Land Records Division by **June 1**. For questions call 704-920--2127. **Note:** An owner who qualifies for both the property tax homestead exclusion and the property tax homestead circuit breaker may elect to take only one of these forms of property tax relief.

**Disabled Veteran Exclusion - NCGS 105-277.1C**
This program excludes the first $45,000 of value from property taxes on the permanent residence. To qualify, the property owner must meet the following requirements as of January 1, 2017: **1**) Have a 100% permanent and total disability that is service connected or receive benefits under 38 U.S. C. 2101 (specially adapted housing). Note: This benefit is also available to the surviving spouse of a disabled veteran who has not remarried. **2**) Is a Cabarrus County resident. **3**) The home for which application is made must be the permanent residence.

If you received this exclusion last year, you do not need to apply again unless you have changed your permanent residence. If you received the exclusion last year but the property no longer qualifies for any reason, please notify Land Records. Failure to notify the assessor that the property no longer qualifies for the exclusion may cause the property to be subject to discovery with penalties and interest pursuant to NCGS 105-312. If you did not receive the exclusion last year, but are now eligible, you may obtain an application from the Land Records Office. It must be filed with the Land Records Division by **June 1**. For questions call 704-920-2127.

**Other Exemptions, Exclusions, and Deferrals**
Contact our office for information on other available exemptions, exclusions or deferrals, such as: the Present Use Deferral for Agriculture, Horticultural, Timberland or Qualified Wildlife Conservation Land; Builders' Inventory Exclusion G.S. 105-277.02; Property Exemptions for Religious, Educational, Charitable, or Scientific purposes; Home Owners Associations. You may request an application from: Cabarrus County Assessor, Revaluation Division, P.O. Box 707, 65 Church Street, S.E. 28026-0707. Phone: 704-920-2428 or from our website referenced on the front page. Application deadline is January 31, 2017.

**Motor Vehicle Information:** All annually tagged motor vehicle property taxes will be invoiced by the DMV on the vehicle registration or renewal documents and payable at the time of registration.

**THE APPEAL PROCESS:**

**REAL PROPERTY (REAL ESTATE)**
Real Property is appraised once every four years. We conducted the latest reappraisal effective January 1, 2016. Between reappraisals, real property values change only when changes are made to the property or if errors or omissions are discovered. A Notice of Assessed Value will be sent to the listing owner, that is the person who owned the property as of January 1 of the tax year, anytime the assessed value changes. It is advisable for a property owner to review their Property Record Card anytime there has been a change in value to confirm that the property is listed correctly. This may be done at the County Assessor's Office or online at our website at the address listed at the bottom of this page. If the property owner disagrees with the taxability or the value established for their property they have the appeal options described below. For questions concerning the appeals process for real property call 704-920-2126.

**Informal Review**
When a Notice of Assessed Value is mailed it comes with an Informal Review Form attached. The property owner will have thirty (30) days from the date of the notice to file a request for informal review. To request this review the taxpayer needs to complete the Informal Review Form in its entirety and return it to the Office of the County Assessor. The only valid reasons to appeal value are: the assessed value is substantially over or under the fair market value of the property as of January 1, 2016 (the effective date of the latest countywide revaluation) or the property is appraised inequitably when compared to similar properties. When we receive the completed Informal Review Form one of our appraisers will review the information provided by the taxpayer and all available information regarding the value of the property and notify the taxpayer of a decision by way of a Notice of Decision Informal Review.

**Board of Equalization and Review**
If a taxpayer is not satisfied with the decision of the Assessor or failed to request an Informal Review within the thirty days, they may appeal to the Cabarrus County Board of Equalization and Review. A request to appeal to the Board must be made in writing and must be received prior to the adjournment of the Board for the purposes of accepting appeals or within thirty (30) days of receiving a response to an Informal Review Request. The adjournment date for the Board will be advertised in the local newspaper and will usually be during the last week of April. Taxpayers that receive a Notice of Assessed Value after the adjournment of the Board will have thirty days from the date of the notice to file an appeal with the Board.

**THE PERSONAL PROPERTY OF INDIVIDUALS OR BUSINESSES:**
Personal Property includes: boats, boat motors, jet skis, mobile homes classified as personal property, aircraft (includes hot air balloons and gliders), untagged, International Registration Plan or permanently tagged vehicles (cars, trucks, trailers, campers and motorcycles), vehicles registered out of state that reside within the County, Business personal property and farm equipment. Values of personal property are reappraised each year. Your notice of value is the yearly tax bill. If you believe the value on the bill does not reflect the fair market value of the property as of January 1 of the tax year you may file a request for an Informal Review. This request must be filed with the Office of the County Assessor within 30 Days of the date of the tax bill. All requests for Informal Review must be in writing and must provide a clear description of the claim, including documentation that will assist us in reviewing the account. Upon notification of the results of the review, you may accept the value or appeal further by following the appeals process to the Board of Equalization and Review. For questions concerning the appeal of personal property call 704-920-2166.

**FOR MORE INFORMATION VISIT OUR WEBSITE AT**: **http://www.cabarruscounty.us/Tax/**