

### OTHER IMPORTANT QUESTIONS

#### **Will the tax rate stay the same or change after the Reappraisal?**

At this time there is no way to know what the tax rates may be in Lee County or the Cities/Towns. The Lee County Board of Commissioners and City/Town Officials set tax rates in June.

#### **What can happen if I appeal my value?**

The value of the property can go up, down or be a no change in value.

#### **What is the Present-Use Value Program?**

Owners of parcels presently used for agriculture, horticulture and forestland may qualify for special present-use value assessment. To obtain present-use value assessment, owners of eligible property must submit a completed application to the Lee County Tax Department during the regular listing period, which is the month of January, or within 30 days of a notice of change in value. Applications may be picked up at the Lee County Tax Department in Sanford, NC or online at [www.leecountync.gov](http://www.leecountync.gov). No application is required if the property has already been approved for such a tax deferment.

### PROGRAMS OF INTEREST

#### **Elderly or Disabled Exclusion**

This program excludes from property taxes, the greater of twenty-five thousand dollars (\$25,000), or fifty percent (50%), of the appraised value of a permanent residence owned and occupied by a qualifying owner, with an income not exceeding \$30,200.

#### **Disabled Veteran Exclusion**

This program excludes the first forty-five thousand dollars (\$45,000) of the appraised value of a permanent residence owned and occupied by a North Carolina Resident, who is an Honorably Discharged Disabled Veteran, or the unmarried surviving spouse of an Honorably Discharged Disabled Veteran.

#### **Circuit Breaker Property Tax Deferment**

This program allows taxes billed each year to be limited to a percentage of the qualifying owner's income. However, taxes in excess of the limitation are deferred and remain a lien on the property. The three most current years of deferred taxes prior to a disqualifying event will become due and payable, with interest, on the date of the disqualifying event. **You must file a new application for this program each year.**

The application deadline for all three tax relief programs is June 1, 2019. Anyone who received the exclusion the previous year does not need to reapply, with the exception of the Circuit Breaker Property Tax Deferment. Applications may be obtained at the Lee County Tax Department, online at [www.leecountync.gov](http://www.leecountync.gov) or by calling (919) 718-4661.

**Lee County Tax Department hours are**

**8:00am—5:00pm Monday—Friday**

**Appraisal Department**

**(919) 718-4660**

**[www.leecountync.gov](http://www.leecountync.gov)**

**LEE COUNTY**  
NORTH CAROLINA

*Committed Today for a Better Tomorrow*

## **What You Need To Know About Your 2019 Property Reappraisal**



**106 Hillcrest Drive, Sanford NC 27330**

# Lee County 2019 Reappraisal

## What is Reappraisal?

Reappraisal is a process that updates the assessed tax value of each piece of real property to keep those values consistent with what the real property is worth in the current market. The goal of a reappraisal is to appraise all property at its current market value so that each property is only assessed at its fair share of the tax burden.

## What type of property is being revalued?

The reappraisal is done for all real property. This includes residential, commercial and industrial land and structures in Lee County, such as houses, garages, offices, industries, etc. including vacant land. Properties valued at present-use value are also a part of this reappraisal. The reappraisal does not include personal property such as motor vehicles.

## What will the county use to determine values?

Depending on the type of property being appraised, the county will use information that has been collected on each property to assist with the valuation process. The three approaches to value used by the county will be the sales, cost and income approach.

## Who decided to conduct the Reappraisal?

North Carolina law requires a reappraisal to be conducted by each county at least once every eight (8) years. The last reappraisal in Lee County occurred in 2013 (six years ago). However, the Lee County Board of Commissioners may choose to conduct a reappraisal more often than eight years, and has elected to reappraise real property on a four year cycle with this cycle being extended two additional years.

## Who conducts the Reappraisal?

The Lee County Tax Department staff conducted the 2019 reappraisal. The county has contracted with a vendor to assist with the commercial and industrial properties within the county.

## How much will the Reappraisal affect my tax bill?

The reappraisal determines only one of two components of your tax bill—the assessed value. The other component—the tax rate—is set by elected bodies such as the County Commissioners and City/Town Officials. There is no way to determine at this time what the tax rate will be for the County or Cities/Towns. The Lee County Board of Commissioners and City/Town set their respective tax rates in June. In addition, these tax rates are subject to change from year to year. However, if there are no changes to the property, the assessed value will remain the same until the next reappraisal.

**Assessed Property Value / 100 X Tax Rate = Tax**

## How much will my property value change?

Each property's assessed value will vary depending on numerous market factors. One way to estimate what your new assessed value may be is to consider what you believe your property would sell for in today's market. This should be close to what your assessed value will be.

## When is the Reappraisal effective?

The 2019 reappraisal is effective as of January 1, 2019.

## When will the Reappraisal occur?

The process of determining the new assessed values should be completed in mid-February 2019. It takes a long time to complete the process of a county-wide reappraisal. The process began shortly after the 2013 reappraisal.

## When will I know what my new assessed property value is?

On or about February 15, 2019, property owners will be mailed a notification of their new assessed value.

## When will my new assessed property value be reflected in my tax bill?

The new assessed value will be reflected in the tax bills mailed in July / August 2019. Payments of these bills are due no later than January 5, 2020.

## When was the last County-wide Reappraisal?

The last Lee County reappraisal was conducted in 2013.

## When will the next Reappraisal be conducted?

The next reappraisal is scheduled for 2023.

## Where is the Reappraisal being conducted?

The reappraisal project is being conducted in the Lee County Tax Office at 106 Hillcrest Drive, Sanford.

## Why do Reappraisals occur?

A reappraisal is conducted to make sure that all properties are valued fairly and equitably and at "true value" based on what the current real estate market is for each property on the open market as of January 1, 2019.

## Is my data online?

Yes, information about your property can be found online at [www.leecountync.gov](http://www.leecountync.gov). You can search and view information such as property owner, year built, square footage, sales, number of bed and bathrooms, sketch, map, and acreage. **2019 data will be available by mid February 2019.**

**Appraisal Department (919) 718-4660**

## APPEALS PROCESS

**By mail**, to initiate the informal appeal process, simply complete and return the bottom portion of the 2019 Countywide Reappraisal Notice of Real Property Assessed Value that's labeled the Lee County Informal Appeal Form. Tax Office staff will review the appeal and send written notice of their decision. If not satisfied, you may appeal to the Board of Equalization and Review.

The Board of Equalization and Review is the next level of appeal. This level is considered a formal appeal. You will need to request an appeal form to be heard before this Board. These appeals are typically by appointment only.

**Appeal online**, informal and appeals to the Board of Equalization and Review can be completed online at [www.leecountync.gov](http://www.leecountync.gov).

For other general questions regarding the appeal process, contact the Lee County Appraisal Department at (919) 718-4660.

Property owners can appeal their assessed value even in years in which a county-wide reappraisal does not occur.

## TIME TABLE

**January 1, 2019**—The "effective" date of county-wide reappraisal.

**January 31, 2019**—Deadline for the regular listing period and deadline to apply for present-use value and some other exemptions.

**February 2019**—On or about February 15, 2019, all real property owners will be mailed their new assessed property values. These notices will also include any ownership changes, mapping changes, new construction, rezoning, demolitions, etc. that occurred in 2018.

**March 2019**—Deadline for filing "Informal Appeals" to the Lee County Tax Department. This will allow staff the necessary time to review the informal appeals.

**May 2019**—Deadline for filing appeals to the Board of Equalization and Review. The schedule for the 2019 Board of Equalization and Review will be advertised as required by North Carolina General Statutes.

**June 1, 2019**—Deadline to file for Elderly and Disabled, Disabled Veteran, and Circuit Breaker exclusions.

**June 30, 2019**—Deadline for Lee County Commissioners and City/Town Officials to set tax rates.

**July / August 2019**—Real Property tax bills will be mailed using the January 1, 2019 values.

**January 5, 2020**—Deadline for paying 2019 real property tax bills without interest.