



ALLEGHANY COUNTY
Schedule of Values
2021 Revaluation

Calendar of Events

- 10/19/2020 Present Board with 2021 Schedule of Values
- 10/20/2020 Advertise in The Alleghany News a notice that the Schedules have been submitted and are open for public inspection at the Tax Office
- 11/16/2020 Public Hearing on the Schedule and set date for Adoption
- 12/7/2020 Board adoption of the Schedule
- 12/9-12/30/2020 Publication of 4 notices, one each week, that the Schedules have been adopted
- 1/7/2021 Last date for a property owner to appeal the validity of the Schedules
- 1/1/2021 Effective date of the 2021 Revaluation
- 1/29/2021 Revaluation notices mailed to property owners
- 2/1-3/19/2021 Informal reviews with property owners
- April, 2021 Board of Equalization and Review hearings

WHY DO WE CONDUCT A REVALUATION ?

Mandated by the North Carolina General Assembly - NCGS 105-286

Required to conduct at least once every 8 years.

May 31, 2018 - Alleghany adopted a 6 year schedule

Last Revaluation - 2015

To equalize the tax base among all classes of taxable property - (So that every property owner pays only their fair share).

To ensure that properties have accurate information on tax records

*A Revaluation IS NOT conducted to
Raise Revenue*

Who provides the data?

- ▶ Residential site reviews were performed by the local Appraisal Staff and Appraisers from Vincent Valuation.
- ▶ Appraisers are certified by the NC Department of Revenue
- ▶ Residential values were determined by local appraisal staff.
- ▶ Commercial Site reviews were performed by appraisers with Vincent Valuations.
- ▶ Appraisers were NC Dept. of Revenue certified and well trained in their field.
- ▶ Commercial values were determined by Vincent Valuation.

What is done with the data collected?

Significant time is spent on entering data obtained from the site reviews

New property characteristics, building sketches, land size, description and location is reviewed and corrected if needed.

After all data entry is completed, the analysis and qualification of sales from 2018-2020 is conducted. This analysis takes several months, and in a fast paced and growing market, the Schedule can change up until the time of adoption by the Board.

Sales are stratified by Neighborhood

Computer Appraisal pricing models are updated

The Schedule of Values is created

Schedule of Values

A manual, adopted by the Board of Commissioners, which describes how real property is to be appraised in the County

It is the document that the entire reappraisal and all concurrent appraisals of new construction and improvements will be based upon until the next countywide revaluation.

NCGS 105-317 says in part, A uniform schedule of values, standards, and rules to be used in appraising real property at its true value and at its present use value will be prepared and sufficiently detailed to enable those making appraisals to adhere to them when appraising real property.

Once adopted, the County is required to follow its provisions in order to maintain equity.

How does Revaluation effect tax bills?

The Board of Commissioners will set the tax rate based on the needs of the County in June of 2021. The rate is then applied to property value to calculate the tax bill.

The assessed value of property is not determined by one's ability to pay. Payment Agreements are available for any property owner who may have difficulty paying the tax bill.

Visit site

[www. revalleghany.com](http://www.revalleghany.com)

A website dedicated to the 2021 Allegheny County Revaluation

For
Property Record Cards & Maps

Frequently Asked Questions

How to Appeal a Value

Online submission of Door Hanger Cards and Appeal Forms

Tax Office Contact information

QUESTIONS ??