



When does the revaluation go into effect?

January 1, 2012 is the effective date. Bills generated from the new values will be mailed in the summer of 2012.

How do I appeal my new assessed value?

All property owners have the right to appeal their new assessments. The best way would be to send in the appeal form that is included on the assessment notice. You should include any information about your property, including pictures that may show problems with the interior of the building, recent appraisal, or anything that may affect value. You will be contacted by the appraisers or staff and notified of any changes made to your value. If you still feel the assessment is wrong you may have an informal hearing appointment to explain your case to the appraiser.



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Montgomery County 2012 Revaluation

Montgomery County Tax Department



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What is a revaluation?

Revaluation is the re-appraisal of all 30,000 parcels in Montgomery County to the current fair market value. The goal is to bring the tax value in line with what the property is worth today.

Why does Montgomery County do a revaluation?

North Carolina law requires that each county do a revaluation at least every eight years. Montgomery County's last revaluation was effective for 2004.

Why does Montgomery County have a property tax?

Property tax is used to fund local governments, in Montgomery County such as (towns, county, and fire districts), these include schools, law enforcement, social services health department, etc...



Who is responsible for the laws that govern the property tax?

The North Carolina General Assembly consisting of local Representatives and Senators developed the laws governing taxation.



What is fair market value?

Fair market value is the price, in terms of money, that a property will bring if exposed on the open market, between a willing seller and a willing buyer, both of whom are fully informed of all the uses, advantages and disadvantages of the property, and assuming each party acts in a sensible manner.

Why does the value change?

The values of your property change due to many factors. Recent sales in your neighborhood, improvements made to the property itself, and /or changes in the economy.

What's the benefit?

Real estate values are constantly changing. This change can vary depending on the property's size, type and location. This often creates inequities in the level of assessment among owners of different property types. The longer the inequity exist the more unjust it becomes. The end result is an unfair tax burden on those property owners whose tax values are closely relative to actual market value, compared to those whose tax value is well below actual market value. The relationship between tax value and market value is called the sales/assessment ratio. Each year a sales/assessment ratio study is done and submitted to the North Carolina Department of Revenue in which the public service companies taxes are determined. Revaluation ensures that properties are valued with equity. Each property owner is assessed for their fair share in order to pay their fair share of the tax burden.



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