

**MCDOWELL COUNTY**  
**REAL PROPERTY APPEAL FORM**

**Appeal Forms are accepted from January 1st until January 31st**

**YOUR ASSESSED VALUE MAY BE APPEALED IF EITHER OF THE FOLLOWING APPLIES:**

- The assessed value substantially exceeds or is substantially below the *market value of the property*.
- Your property has been appraised inequitably as to the *market value of comparable properties*.

**YOUR ASSESSED VALUE CANNOT BE APPEALED FOR THE FOLLOWING REASONS:**

- The percentage change from the previous assessed value
- Your financial ability to pay the taxes
- Actual construction or historical cost
- The amount of the anticipated taxes due
- Insurance value
- Liquidation or salvage value

**DOCUMENTATION TO SUPPORT YOUR OPINION OF VALUE IS REQUIRED. Please attach complete copies of any recent sales, appraisals, market analyses, closing statements, real estate listings, income and expense statements, etc.**

**PIN/PARCEL #** \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ (this is a 12-digit number)

**Physical Address:** \_\_\_\_\_

**Owners Opinion of Value:** \$ \_\_\_\_\_

**Purchase Price:** \$ \_\_\_\_\_ **Date of Purchase:** \_\_\_\_\_

Comparable Properties (Address/PIN #/Tax Card, Please attach documents for each comp and be sure that you are comparing the same type of property as the appealed property – you should compare the parcel size, location, square footage of home, year built etc).

If this is an income producing property, (Apartments, Shopping Centers, Offices, Etc.) please attach income / expense statement for the previous 3 fiscal years - ALL INCOME AND EXPENSE INFORMATION WILL BE KEPT CONFIDENTIAL.

Should your contact information change at any time during the appeal process, you must notify the assessor's office as soon as possible. This will insure that important documents can be sent to you in a timely manner.

The submission of an appeal **DOES NOT** guarantee that a lower value will be granted and in some cases the value could increase or remain the same. Should you not provide documents supporting your opinion of value, then your appeal will be considered **INCOMPLETE**.

I hereby request an appeal of the value applied to the above property and understand the appeal may result in the property value being increased, decreased or unchanged.

Taxpayer's affirmation: Under penalties prescribed by law, I hereby affirm that to the best of my knowledge and belief all information submitted on this form and any accompanying statements, are true and complete.

By signing below, you are confirming that you have read and understand this information.

Owners Signature: \_\_\_\_\_

Print Owners Name: \_\_\_\_\_

Phone # \_\_\_\_\_

Email \_\_\_\_\_

**If you wish to appeal your assessed value, please complete and return this appeal form by January 31st by one of the following methods:**

**email to [assessing@mcdowellgov.com](mailto:assessing@mcdowellgov.com) or in person or mail to:**

McDowell County Assessing Dept  
Attn: Property Appeal  
60 East Court Street  
Marion NC 28752

Please be advised that due to the number of appeals received, it may take 2 – 4 weeks for someone to contact you. However, should you not hear from someone by March 1, please contact this office @ (828) 652-0700.