



# BUNCOMBE COUNTY PROPERTY ASSESSMENT

182 College Street Asheville NC 28801



## **Informal and Formal Appeals Process**

If you have questions or disagree with your appraised value, you have options:

- Visit ***tax.buncombenc.gov***, enter your parcel ID or address to review your property record card, check neighborhood comparable sales, or start an informal appeal before April 7, 2026.
- You can request an informal appeal or ask questions by calling our office at (828) 250-4940 or email [realestate.questions@buncombenc.gov](mailto:realestate.questions@buncombenc.gov).
- Complete the appeal form that was enclosed in your reappraisal notice or go to [taxappeal.buncombenc.gov](http://taxappeal.buncombenc.gov) before April 7 to file an informal appeal.
- If you would like to skip an informal appeal, you can file a formal appeal request with the Board of Equalization and Review by May 5, 2026.
- Find appeals assistance, resources, and a schedule of free appeal clinics at [buncombenc.gov/MyValueBC](http://buncombenc.gov/MyValueBC).

Your Buncombe County Property Assessment Team is here for you.  
Email [realestate.questions@buncombenc.gov](mailto:realestate.questions@buncombenc.gov) or call our office at (828) 250-4940

***Turn the page for frequently asked questions and more information.***

# General Reappraisal Frequently Asked Questions

**What is General Reappraisal and why do we have one?** General reappraisal is the process of updating all property tax assessments in Buncombe County to reflect market value as of a certain date, in this case, January 1, 2026. All counties in North Carolina must do this at least once every 8 years. Buncombe County typically follows a four-year reappraisal cycle. The 2025 Reappraisal was delayed for one year to evaluate and make adjustments on properties impacted by Tropical Storm Helene. The next Reappraisal is scheduled for 2029.

**What is fair market value?** The most probable price a property will bring in a competitive open market.

**What if I disagree with the appraised value?** If you believe that your appraised value does not represent what your home would sell for as of January 1, 2026, then you can appeal your value. Please note you must appeal appraised value and not the anticipated tax amount or ability to pay.

**How do I appeal my appraised value?** An appeal should be started within 30 days of receiving this notice to allow the appraiser time to review and respond in a timely manner. Your appeal must include supporting information for your opinion of value. For example, comparable sales for similar homes to yours. Start your appeal at [tax.buncombenc.gov](http://tax.buncombenc.gov) or one of the other ways described on the front page.

**What do I owe in taxes?** As of the date of this notice, your property taxes have not been determined. The Board of Commissioners set the tax rate for the year on or before June 30. Property tax bills are then created, mailed, and available online in August 2026.

**Why did my value change?** Your property's value changed after reappraisal because the appraised value is intended to reflect the current fair market value for your property. It's likely your property value has increased or decreased due to real estate market changes and physical changes to your property.

**How is my property value determined?**



Comparable Property Sales



Improvements/Changes



Aerial Images of Property



Site Visit by County Appraiser

## Reasons to Appeal

### Yes

1. Assessed value is substantially higher/lower than market value.
2. Assessed value is inequitable with similar properties.

### No

1. The percentage increase over the previous assessed value.
2. Financial ability to pay the taxes or insurance.
3. Historical construction cost.

**Property tax relief is available!** North Carolina state law allows property tax relief for low-income seniors, and disabled homeowners, as well as disabled Veterans or their unmarried surviving spouse. Apply now through June 1. Call our office at (828) 250-4915 to see if you qualify.

## Important Dates

**January-June 1:** Tax Relief application period

**January-May 5:** Appeal period

**April 7:** Informal appeal deadline

**May 5:** Formal appeal deadline

**June:** Tax rate set

**August:** Tax bills in mail

## More resources

[taxappeal.buncombenc.gov](http://taxappeal.buncombenc.gov)

[tax.buncombenc.gov](http://tax.buncombenc.gov)

[buncombenc.gov/MyValueBC](http://buncombenc.gov/MyValueBC)



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PROPERTY ASSESSMENT



CERTIFICATE OF EXCELLENCE IN  
ASSESSMENT ADMINISTRATION