

Yancey County Tax Revaluation Information

Revaluation Phone: 828-655-4010

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What is revaluation?

The process of conducting a mass appraisal of all real estate parcels in the County, in order to create and maintain a fair and equitable tax base.

Why do we conduct property revaluations?

- Over time, real estate values change at different rates, causing inequities in the tax base.
- The revaluation process is designed to adjust all property values back to current market values, creating equity and a fair distribution of the tax burden.
- The purpose of the revaluation is to equalize property values, not to increase tax revenue.

When are reappraisals conducted?

- All properties must be reassessed at least every eight years, Yancey County's last revaluation was conducted January 1, 2016.
- Property owners will receive written notice of their new property value by the end of February 2024.
- The notice will contain information about the appeals procedure, should the property owner disagree with the new assessed value.

What if I disagree with the assessed value?

Informal Hearing

Call 828-655-4010 or submit the informal appeal form provided with your change of value notice within 30 days of the date on the appeal form.

We will hold informal hearings with the property owner. During this meeting, the property record card is reviewed. An onsite inspection may be necessary. Keep in mind that when we review your property our appraisal may go up, go down, or stay the same. The review process may take up to 90 days or more to complete. You will be notified by mail if there is a change. If you disagree with the informal appeal decision, you may file an appeal to the Board of Equalization and Review.

Formal Hearing with Board of Equalization and Review

Submit a formal appeal form April 1- May 13, 2024

Forms will be available on this website on April 1, 2024

Formal hearings will be conducted by the Yancey County Board of Equalization and Review. The owner will present their case. The board will make its decision and notify the owner in writing.

Why did my property value change so much since last year?

Property values did not increase or decrease from last year. The property values were established in the last revaluation in 2016. This means that all sales of older homes and new construction were valued at the 2016 schedule of value rates. The 2024 revaluation schedule of values are based on sales of Real Property which occurred in 2022-2023. The purpose of the revaluation is to equalize property values, not to increase tax revenue.

How much will my taxes increase?

The revaluation establishes total assessed value of all properties in Yancey County. The amount of taxes is influenced by the revenue requirements of the county budget. The tax rate is determined by the Board of County Commissioners.

When will the new value take effect?

The effective date of the new assessed value is January 1, 2024. This value will be the basis for the tax bills mailed in July 2024 and due in September of 2024.