



# NEW HANOVER COUNTY

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## 2014 Commercial Property Tax Appeal (Use ONE form per Parcel)

IF YOU WISH TO FORMALLY APPEAL A REAL PROPERTY TAX VALUE, YOU ARE ASKED TO PROVIDE THE FOLLOWING INFORMATION:

SINGLE PARCEL ID (PARID): RO \_\_\_\_\_ DATE OF APPEAL: \_\_\_/\_\_\_/\_\_\_

PROPERTY OWNER(S): \_\_\_\_\_ PHONE NUMBER (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ FAX NUMBER (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

LOCATION OF PROPERTY: \_\_\_\_\_

\*On January 1<sup>st</sup>, 2012, THE OWNER'S OPINION OF VALUE: \$ \_\_\_\_\_ (Recent BOARD members consider an opinion of value  
This appeal is based on: (Check one or more) to be a validation of the evidence provided by you.)

- \_\_\_\_ Recent Sale      \_\_\_\_ Assessment equity with similar properties      \_\_\_\_ Comparable Sales
- \_\_\_\_ Recent Construction      \_\_\_\_ Recent Appraisal (December 31, 2011 or earlier)      \_\_\_\_ Market Lease Info

Is there an included **Pro Forma**? (yes / no) The name/nature of the business here is (DBA) \_\_\_\_\_

Number of Buildings on this property \_\_\_\_\_ The closest comparison would be (location) \_\_\_\_\_

Office Use area SQFT \_\_\_\_\_ Warehouse Use (Heated ? (yes/no)) SQFT \_\_\_\_\_ Apartment Use (total # of units) \_\_\_\_\_

Retail Use area SQFT \_\_\_\_\_ Other Use (heated? (yes/no)) SQFT \_\_\_\_\_ Sprinkler System (WET/DRY) Area covered \_\_\_\_\_ Sq Ft

Year Built \_\_\_\_\_ Year Renovated \_\_\_\_\_ Owner \_\_\_\_/\_\_\_\_ Tenant Occupied? Total Rent \$ \_\_\_\_\_ Mo/Year  
(check one)

Was Property Purchased through Bank Sale, Forced Auction, Foreclosure, Short Sale or Corporate Sale? \_\_\_\_Y \_\_\_\_N

Did sale occur in 2011 or earlier? \_\_\_\_Y \_\_\_\_N Do you have comparable sales that occurred before January 1<sup>st</sup>, 2012? \_\_\_\_Y \_\_\_\_N

Has property been listed for sale, recently? \_\_\_\_Y \_\_\_\_N When? \_\_\_\_\_ Is a Power of Attorney provided? \_\_\_\_Y \_\_\_\_N

REASON FOR APPEAL: \_\_\_\_\_

Helpful information you can/may provide are: A) 2010-11 appraisals of the property, B) 2010-11 comparable sales of other like property, C) Photographs, D) 2010-2011 statements of income and expenses for income-producing property and E) 2011 Complete Replacement or reproduction costs

**\*VERY IMPORTANT: ANY REAL PROPERTY APPRAISALS, COMPARABLE SALES OR COST DATA SHOULD BE 'RETROSPECTIVE' AS OF THE REVALUATION DATE FOR THE YEAR 1/1/2012. ANY AND ALL DOCUMENTS DATED AFTER 1/1/2012 WILL NOT BE CONSIDERED.**

**NOTE: AS WITH ANY APPEAL, THERE ARE THREE (3) POSSIBLE OUTCOMES AND THAT THE RESULTING VALUE IS EFFECTIVE FOR THE CURRENT YEAR FORWARD AND IS NOT RETROACTIVE: IN THAT THE DECISION MAY RESULT IN 1) A DECREASE, 2) AN INCREASE OR 3) REMAIN THE SAME VALUE.**

I have, to the best of my knowledge, provided complete and accurate information regarding the above property.

OWNER (AGENT) SIGNATURE \_\_\_\_\_ DATE \_\_\_\_/\_\_\_\_/\_\_\_\_