

Appeal Online!!!

Appeals submitted online are received almost immediately and can be reviewed and processed more efficiently than those submitted by mail!

Appeals may be submitted online at MadisonCountyNC.gov/tax.html

If you submit your appeal online you do not need to mail this form back to us.

OPINION OF VALUE	If I sold my property as of January 1, 2024 I believe I could sell it for \$ _____ Please attach any evidence or proof that supports your opinion of value, i.e.- recent appraisals, recent sale of your property or comparable, current real estate listings...etc.
RESIDENTIAL	Year built _____ The total HEATED area of this residence is _____ sq. ft. My residence has: <input type="radio"/> Attic _____ % finished _____ sq. ft. heat/ac <input type="radio"/> Room Over the Garage _____ % finished _____ sq. ft. heat/ac <input type="radio"/> Pool <input type="radio"/> Pier OR Dock <input type="radio"/> Bulkhead For Residential Properties Rented/Leased to others: Annual Income \$ _____ Annual Expenses \$ _____ What Utilities if any, are paid by tenant? _____
COMMERCIAL	Property Type: <input type="radio"/> Office <input type="radio"/> Retail <input type="radio"/> Industrial <input type="radio"/> Multi-Family Residential Building Attributes: <input type="radio"/> AC <input type="radio"/> Heat <input type="radio"/> Sprinkler No. units _____ Leases/Income: Net Leasable Area of Buildings _____ sq.ft. Annual Income \$ _____ Annual Expenses \$ _____ What Utilities if any, are paid by tenant? _____ Please attach the last three years of income & expense information to this appeal.
ADDITIONAL COMMENTS	
Owner's Name(Print)	
Owner's Signature	
Contact Phone Number	
Email Address	

Make sure to attach copies of appraisals, closing statements, real estate listings, income & expense statements, etc. and return by mail or in person to **Madison County Tax Department, 5707 US HWY 25/75, Suite 3, Box 4, Marshall, NC 28753**, or online submission. (See URL at top of page)

By North Carolina statute, the last day to appeal your real estate value for 2024 will be the day the local Board of Equalization and Review (BOER) adjourns. The exact date for adjournment has not been set but be aware it can be as early as Monday April 3rd. Once the BOER adjourns, no new appeals can be accepted for the 2024 tax year.

It is highly recommended to file your appeal immediately to participate in the Informal Appeal process. Your appeal will be reviewed, and you will receive a response from the County of their decision. The benefit of this process is that value changes do not require official hearings or BOER approval.

If you wait past the thirty days, changes to your property value may require BOER approval and you might be required to attend a hearing to present evidence on your appeal. So please get your appeal back to us as soon as you can. The most efficient method of appeal will be submitting online (see website info at top of page).

Please note, if you are unsatisfied by the results of your Informal Appeal you can proceed to a Formal Appeal with the Madison County Board of Equalization and Review (BOER). The Madison County BOER will meet (by appointment) in accordance with North Carolina General Statutes. BOER meeting dates and times will be advertised per North Carolina General Statute 105-322.