



Alleghany County Tax Office

2027 REVALUATION Frequently Asked Questions

What is a revaluation?

Revaluation is the process where all property tax assessments within Alleghany County are reassessed to their market value as of January 1, 2027. It may also be referred to as reappraisal or reassessment. All real property (land, buildings, outbuildings, decks, porches, and other improvements to the land) are reassessed. Valid, arms-length market sales are used to estimate new tax assessments during this process as well as other market data such as income/expense information and market building cost information.

Why have a revaluation?

To equalize values among property types. The State of North Carolina requires counties to conduct a revaluation at least once every eight years (NCGS 105-286a). Its purpose is to redistribute the tax burden based on current market data. As time elapses between revaluations, properties may increase or decrease in market value at different rates. The State of North Carolina charges counties with assessing property based on current market data as of each revaluation date.

Will all property values change?

Most likely, yes. However, not all property values will change at the same percentage. Market values may have increased or decreased more for some neighborhoods and property types than for others. One purpose of a revaluation is to ensure assessed values reflect changes that have occurred in the marketplace since the last countywide revaluation.

Why appraise at market value?

North Carolina General Statute 105-283 requires counties to assess all property, both real and personal, at its true value in money. True value means market value. NCSG 105-284 establishes a uniform assessment standard. This standard in effect penalizes counties if they are not assessing property at market value as of the date of its last revaluation.

How are market values determined?

Various tools are used to extract data from the market. Sales files, sales questionnaires, revenue stamps, cost books and ratio studies are a few examples. The best source for establishing residential market values are arms-length sales of comparable properties.

Who will do the work?

Alleghany County has contracted Vincent Valuations LLC to conduct this revaluation. Appraisers with Vincent Valuations will complete a windshield review from publicly accessible, or private roadways where access has been granted. They will not proceed down driveways or roads where no trespass signs are posted, or beyond locked gates unless prior permission and codes/keys are provided. If property is posted, or gated, the most latest information on file, such as aerial imagery,

will be used to determine property characteristics and value. Property owners have a right to request a field review.

What is the appraiser looking for?

Any changes since the last revaluation which was effective January 1, 2021.

The appraiser verifies all pertinent appraisal data such as story height, sketch, condition, grade, and outbuildings. If the data appears incorrect from the road or driveway the appraiser will correct it at the time of the visit. If the appraiser is unable to verify from the vehicle they will knock on the front door and ask permission to measure the house or outbuildings to ensure correct data.

How can I identify the revaluation appraisers?

Vehicles used for the reappraisal will be clearly identified with signs on the doors stating “Alleghany County Tax Dept.” along with the County Seal. Appraisers will be wearing reflective vests which will have “Alleghany County Tax Appraisal” clearly visible. Appraisers will have photo ID that property owners can clearly view. If a property owner has any concerns, they should contact the Tax Office at 336-372-8291.

When does the revaluation take effect?

A typical revaluation takes between 18-24 months to complete. Market sales will be studied and reviewed and field work will be completed. The effective date of the revaluation will be January 1, 2027.

When can I find out my new tax assessment/value?

New value notices should be mailed to all taxpayers who own real property in Alleghany County between January – February 2027.

Will my tax bill change because of the revaluation?

Although the value of your property does affect your share of taxes, the actual amount you pay is determined by the budgetary needs of the county. The governing board will decide what services the county will provide in the coming year and how much money the county will need to provide these services. A tax rate will then be adopted to generate the necessary tax dollars.

What if I disagree with my new tax assessment?

Instructions for appeal will be included with your new value notice. The first appeal level is an informal hearing with a Vincent Valuation appraiser. During this informal session, the property record card is reviewed, and you may request an actual site visit to your property. North Carolina General Statutes puts the burden of proof on the property owner to show that a tax assessment is inaccurate. Keep in mind that the informal review will be to ensure your property is assessed at 100% of its fair market value as of January 1, 2027. Therefore, an informal appeal could result in an increase, decrease or no change in assessment. A change in assessment will be considered only if the owner can demonstrate that the assessed value is more or less than market value as of January 1, 2027, or that it is inconsistent with assessments of comparable properties. Assessments cannot be appealed based on (1) its percent of increase/decrease or (2) the property owners’ ability to pay the tax. The tax office will send results of informal appeals via mail.

The second level of appeal is to the Allegheny County Board of Equalization and Review. The burden of proof that the assessment is inaccurate is on the property owner. The Clerk to the Board of Equalization and Review will send a notice by mail of the Board's decision. A property owner has the right to continue the appeal to the third level, which is to the North Carolina State Property Tax Commission.

What does the process look like?



