

2016 TAX LISTING NOTICE

READ CAREFULLY - YOU ARE RESPONSIBLE AND MAY BE REQUIRED TO LIST.

LISTING WILL BEGIN MONDAY, JANUARY 4, 2016 AND END MONDAY, FEBRUARY 1, 2016.

TIMELINESS: TO AVOID THE 10% LATE LISTING PENALTY, LISTINGS MAY BE SUBMITTED IN PERSON AT THE ASSESSOR'S OFFICE, OR SUBMITTED BY MAIL AND AFFIXED WITH A U.S. POSTAL SERVICE APPLIED POSTMARK - NOT A PITNEY-BOWES OR ANY OTHER NON-USPS POSTAGE METER - DATED FEBRUARY 1, 2016 OR EARLIER. LISTINGS SUBMITTED BY MAIL WITHOUT A U.S. POSTAL SERVICE APPLIED POSTMARK WILL BE RECORDED AS FILED WHEN ACTUALLY RECEIVED IN THE OFFICE OF THE HENDERSON COUNTY ASSESSOR.

ALL PERSONS WHO HAVE OR WHO MAY ACQUIRE ANY INTEREST IN ANY REAL OR PERSONAL PROPERTY THAT MAY BE OR MAY BECOME SUBJECT TO A LIEN FOR TAXES ARE HEREBY CHARGED WITH NOTICE THAT SUCH PROPERTY IS OR SHOULD BE LISTED FOR TAXATION, THAT TAXES ARE OR MAY BECOME A LIEN THEREON, AND THAT IF TAXES ARE NOT PAID THE PROCEEDINGS ALLOWED BY LAW MAY BE TAKEN AGAINST SUCH PROPERTY. THIS NOTICE SHALL BE CONCLUSIVELY PRESUMED, WHETHER OR NOT SUCH PERSONS HAVE ACTUAL NOTICE. N.C.G.S. 105-348

GENERAL RULE - PER N.C.G.S. 105-308; ANYONE WHO, ON JANUARY 1, 2016 (THE DATE AS OF WHICH PROPERTY IS TO BE LISTED), OWNS PROPERTY SUBJECT TO TAXATION MUST LIST SUCH PROPERTY WITHIN THE PERIOD SET FORTH IN THIS NOTICE AND THAT ANY PERSON WHO FAILS TO DO SO WILL BE SUBJECT TO THE PENALTIES PRESCRIBED BY LAW.

IN ADDITION TO ALL OTHER PENALTIES PRESCRIBED BY LAW, ANY PERSON WHOSE DUTY IT IS TO LIST ANY PROPERTY WHO WILLFULLY FAILS OR REFUSES TO LIST THE SAME WITHIN THE TIME PRESCRIBED BY LAW SHALL BE GUILTY OF A CLASS 2 MISDEMEANOR. THE FAILURE TO LIST SHALL BE PRIMA FACIE EVIDENCE THAT THE FAILURE WAS WILLFUL. ANY PERSON WHO WILLFULLY ATTEMPTS, OR WHO WILLFULLY AIDS AND ABETS ANY PERSON TO ATTEMPT, IN ANY MANNER TO EVADE OR DEFEAT THE TAXES IMPOSED BY LAW, WHETHER BY REMOVAL OR CONCEALMENT OF PROPERTY OR OTHERWISE, SHALL BE GUILTY OF A CLASS 2 MISDEMEANOR. N.C.G.S. 105-308

NORTH CAROLINA GENERAL STATUTES 105-296(c), AND 105-304 THROUGH 105-311, SET FORTH THE SPECIFIC LEGAL REQUIREMENTS THAT ALL TAXABLE PROPERTY MUST BE LISTED DURING THE JANUARY LISTING PERIOD AS DETAILED BELOW:

REAL PROPERTY - AS REQUIRED BY N.C.G.S. 105-303, HENDERSON COUNTY USES A PERMANENT LISTING SYSTEM FOR PROPERTY CLASSIFIED AS REAL PROPERTY (LAND AND IMPROVEMENTS). THEREFORE THE OWNERSHIP OF ALL REAL PROPERTY CONVEYANCES IS LISTED FOR YOU. HOWEVER, N.C.G.S. 105-309(c)(4) REQUIRES THAT BUILDINGS AND OTHER IMPROVEMENTS HAVING A VALUE IN EXCESS OF \$100.00 THAT HAVE BEEN ACQUIRED, BEGUN, ERECTED, DAMAGED OR DESTROYED SINCE JANUARY 1, 2015 SHALL BE DESCRIBED AND LISTED BY THE JANUARY 1, 2016 OWNER REGARDLESS OF WHO MADE THE CHANGES IN THE PRIOR YEAR. FAILURE TO TIMELY LIST ANY CHANGES MADE TO REAL PROPERTY WILL RESULT IN PENALTIES AND POSSIBLE INTEREST BEING APPLIED. N.C.G.S. 105-312 REQUIRES A PENALTY OF 10% BE ADDED FOR EACH LISTING PERIOD THAT HAS LAPSED SINCE CHANGES TO THE PROPERTY SHOULD HAVE BEEN LISTED.

PLEASE NOTE: OBTAINING A HENDERSON COUNTY BUILDING PERMIT DOES NOT FULFILL THE LEGAL REQUIREMENT TO LIST CHANGES TO REAL PROPERTY REQUIRED BY THIS NOTICE.

ALL TAX-EXEMPT PROPERTY - NEWLY ACQUIRED REAL AND PERSONAL PROPERTY OWNED BY A CHURCH, CIVIC ORGANIZATION OR FRATERNAL ORDER, AND HOMEOWNER OR PROPERTY OWNERS' ASSOCIATIONS, MUST EITHER BE LISTED FOR TAXES OR AN APPLICATION FOR EXEMPTION MADE PRIOR TO THE CLOSE OF THE LISTING PERIOD, MONDAY, FEBRUARY 1, 2016. NOTICE IS ALSO GIVEN THAT ALL PROPERTY HELD BY A NON-PROFIT, RELIGIOUS, EDUCATIONAL, OR CHARITABLE OWNER, SHOULD ALSO HAVE AN APPROVED APPLICATION FOR EXEMPTION ON FILE. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO SEE THAT THE APPLICATION IS ON FILE AND BILLED FOR TAXES. FAILURE TO COMPLY WILL RESULT IN THE PROPERTY BEING ASSESSED ALONG WITH ALL APPLICABLE PENALTIES.

TAX RELIEF FOR ELDERLY OR DISABLED - THREE TYPES OF TAX RELIEF ARE AVAILABLE:

- 1. PERSONS WHO BECAME 65 YEARS OF AGE OR TOTALLY AND PERMANENTLY DISABLED IN 2015 OR EARLIER, AND WHOSE TOTAL INCOME FROM ALL SOURCES DOES NOT EXCEED \$29,500.00 MAY QUALIFY FOR AN EXCLUSION UP TO \$25,000 OR 50% OF THE ASSESSED VALUE OF THEIR PERMANENT RESIDENCE, WHICHEVER IS GREATER.**
- 2. PERSONS WHO BECAME 65 YEARS OF AGE OR TOTALLY AND PERMANENTLY DISABLED IN 2015 OR EARLIER, AND WHOSE TOTAL INCOME FROM ALL SOURCES DURING CALENDAR YEAR 2015 DOES NOT EXCEED \$29,500.00 OR IF MORE THAN \$29,500.00 BUT NOT EXCEEDING \$44,250.00 MAY ELECT TO DEFER ANY TAX GREATER THAN 4% OR 5% OF THEIR TOTAL INCOME AS ALLOWED BY STATUTE.
NOTE: DEFERRED TAXES ARE A LIEN ON THE REAL PROPERTY.**
- 3. HONORABLY DISCHARGED VETERANS WITH A 100% SERVICE-CONNECTED DISABILITY, OR THEIR UNMARRIED, SURVIVING SPOUSE, MAY QUALIFY FOR AN EXCLUSION OF THE FIRST \$45,000 OF THE APPRAISED VALUE OF THEIR PERMANENT RESIDENCE.**

APPLICATIONS FOR TAX RELIEF MAY BE TIMELY-FILED THROUGH WEDNESDAY, JUNE 1, 2016.

SPECIAL PROVISIONS FOR DEPLOYED MILITARY PERSONNEL

BY LEGISLATION ENACTED BY THE NC GENERAL ASSEMBLY, MEMBERS OF THE ARMED FORCES OR THE ARMED FORCES RESERVES OF THE UNITED STATES ON ACTIVE DUTY IN SUPPORT OF OPERATION ENDURING FREEDOM OR NOBLE EAGLE, OR OPERATION IRAQI FREEDOM ON OR AFTER SEPTEMBER 11, 2001 OR JANUARY 1, 2003 RESPECTIVELY, OR A MEMBER OF THE NC ARMY NATIONAL GUARD OR THE NC AIR NATIONAL GUARD CALLED TO ACTIVE DUTY IN SUPPORT OF OPERATION ENDURING FREEDOM OR NOBLE EAGLE, OR OPERATION IRAQI FREEDOM ON OR AFTER SEPTEMBER 11, 2001 OR JANUARY 1, 2003 RESPECTIVELY, ARE WAIVED OF THEIR RESPONSIBILITY TO LIST PROPERTY AND OTHERWISE COMPLY WITH THE LEGAL STANDARD SET FORTH HEREIN, FOR UP TO 90 DAYS FROM THE END OF THEIR DEPLOYMENT, AND BY SO DOING ARE NOT SUBJECT TO CIVIL OR CRIMINAL PENALTIES FOR FAILURE TO LIST THE PROPERTY OTHERWISE REQUIRED TO BE LISTED DURING DEPLOYMENT. Ref: Sect. 5.(b) of House Bill 168 of Session Laws 2001, and Sect. 4.(b) of Senate Bill 936, Session Laws 2003.

SPECIAL REQUIREMENTS FOR PROPERTY IN PRESENT-USE VALUE PROGRAM

N.C.G.S. 105-277.5 REQUIRES THAT NOT LATER THAN THE CLOSE OF THE LISTING PERIOD FOLLOWING A CHANGE WHICH COULD DISQUALIFY ALL OR PART OF A TRACT OF LAND RECEIVING THE BENEFIT OF THE PRESENT-USE VALUE PROGRAM, THE PROPERTY OWNER SHALL FURNISH THE ASSESSOR WITH COMPLETE INFORMATION REGARDING SUCH CHANGE. ANY PROPERTY OWNER WHO FAILS TO NOTIFY THE ASSESSOR OF CHANGES AS REQUIRED BY LAW SHALL BE SUBJECT TO A PENALTY OF 10% OF THE TOTAL AMOUNT OF THE DEFERRED TAXES AND INTEREST THEREON FOR EACH LISTING PERIOD FOR WHICH THE FAILURE TO REPORT CONTINUES.

NEW FOR 2016 - BUILDER'S EXEMPTION: IN SOME INSTANCES, THE VALUE ADDED TO THE DEVELOPMENT OF RAW LAND AND/OR THE VALUE ADDED THROUGH CONSTRUCTION OF RESIDENTIAL STRUCTURES ON QUALIFYING PROPERTY, MAY BE ELIGIBLE FOR EXEMPTION. BUILDERS AND LAND DEVELOPERS SHOULD CONTACT THE ASSESSOR'S OFFICE FOR MORE INFORMATION.

MANUFACTURED OR MOBILE HOME - MANUFACTURED OR MOBILE HOMES MUST BE LISTED UNDER N.C. LAW. PARK OWNERS WITH THREE (3) OR MORE UNITS, ARE RESPONSIBLE FOR REPORTING ALL UNITS IN THEIR PARK. HOWEVER, REGARDLESS OF WHERE LOCATED, ALL OWNERS OF MANUFACTURED OR MOBILE HOMES ARE STILL REQUIRED TO CONFIRM THE LISTING OF THEIR MANUFACTURED OR MOBILE HOME BY TIMELY FILING AN INDIVIDUAL LISTING FORM.

PERSONAL PROPERTY - YOU MUST LIST ALL UNREGISTERED (NOT-TAGGED) MOTOR VEHICLES, MOTORCYCLES, RV'S, CAMPERS, TRAVEL TRAILERS, AND UTILITY TRAILERS. ALL MANUFACTURED HOMES, BOATS, PERSONAL WATERCRAFT, AND AIRCRAFT MUST ALSO BE LISTED. LISTING FORMS WILL BE MAILED IN DECEMBER, 2015 FOR THOSE ON RECORD IN 2015.

BUSINESS-PERSONAL PROPERTY - PERSONAL PROPERTY USED IN THE PRODUCTION OF INCOME OR IN CONNECTION WITH ANY BUSINESS ENTERPRISE, MUST BE LISTED ON THE APPROPRIATE BUSINESS-PERSONAL PROPERTY LISTING FORM. THIS INCLUDES MACHINERY & EQUIPMENT, FURNITURE & FIXTURES, COMPUTERS, SUPPLIES, AND EXPENSED ITEMS USED IN CONNECTION WITH A SOLE PROPRIETORSHIP, PARTNERSHIP, OR CORPORATION, WHETHER LOCATED AT A SPECIFICALLY DESIGNATED BUSINESS ADDRESS OR A HOME-BASED BUSINESS.

REPORTING REQUIRED BY OWNERS OF MOBILE HOME PARKS, MARINAS, OR AIRCRAFT STORAGE FACILITIES - EVERY OPERATOR PROVIDING, RENTING, OR LEASING SPACE TO THREE OR MORE MOBILE HOMES, BOATS OR WATERCRAFT, OR AIRCRAFT IS REQUIRED TO FURNISH THE ASSESSOR WITH THE NAME OF THE OWNER(S) OF SUCH PROPERTY, A DESCRIPTION OF SUCH PROPERTY FOR WHICH SPACE IS RENTED OR LEASED. ANY OPERATOR FAILING TO REPORT SUCH INFORMATION BY FRIDAY, JANUARY 15, 2016 SHALL BE LIABLE FOR A PENALTY TO BE MEASURED BY ANY PORTION OF THE TAX ON THE PERSONAL PROPERTY THAT HAS NOT BEEN PAID AT THE TIME THE ACTION TO COLLECT THIS PENALTY IS BROUGHT, PLUS \$250.00. THE PENALTY MAY BE RECOVERED IN A CIVIL ACTION IN THE APPROPRIATE DIVISION OF THE GENERAL COURT(S) OF HENDERSON COUNTY.

N.C.G.S. 105-316(a) and (b).

COMPLETED LISTING FORMS MUST BE RETURNED TO THE OFFICE OF THE HENDERSON COUNTY ASSESSOR BY MONDAY, FEBRUARY 1, 2016. IF YOU NEED ASSISTANCE, YOU MAY COME BY THE ASSESSOR'S OFFICE, 200 NORTH GROVE STREET, SUITE 102, MONDAY THRU FRIDAY, FROM 8:30 A.M. TO 5:00 P.M., BEGINNING MONDAY, JANUARY 4, 2016.

LIST BY MONDAY, FEBRUARY 1, 2016 TO AVOID 10% PENALTY FOR LATE LISTING

OFFICE OF THE HENDERSON COUNTY ASSESSOR
200 NORTH GROVE STREET, SUITE 102
HENDERSONVILLE, NC 28792
TELEPHONE: (828) 697-4870