

Business Personal

Property Listing

**TO AVOID PENALTY, RETURN
SIGNED COMPLETED LISTING
FORM BY JANUARY 31st**

**Henderson County Assessor
200 North Grove Street Suite 102
Hendersonville, NC 28792-5027
Phone (828) 697-4870 Fax (828) 697-4578**

TAX YEAR: 2018

Abstract Number		Tax Jurisdiction	
		WHAT IS PRINCIPAL BUSINESS IN THIS COUNTY _____	
		NAICS CODE : 	
		DATE BUSINESS BEGAN IN THIS COUNTY _____	
		<input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> UNINCORPORATED ASSOCIATION <input type="checkbox"/> SOLE PROPRIETORSHIP <input type="checkbox"/> LLC <input type="checkbox"/> CORPORATION <input type="checkbox"/> OTHER	
PHYSICAL ADDRESS 		<input type="checkbox"/> RETAIL <input type="checkbox"/> WHOLESALE <input type="checkbox"/> MANUFACTURING <input type="checkbox"/> SERVICE <input type="checkbox"/> LEASING/RENTAL <input type="checkbox"/> FARMING <input type="checkbox"/> OTHER (SPECIFY) _____	
Correction _____			
CONTACT PERSON FOR AUDIT _____		IF OUT OF BUSINESS COMPLETE THIS SECTION	
ADDRESS _____		DATE CEASED _____	
PHONE _____ EMAIL _____		<input type="checkbox"/> SOLD <input type="checkbox"/> CLOSED <input type="checkbox"/> BANKRUPT <input type="checkbox"/> OTHER SOLD EQUIPMENT TO _____ ADDRESS & PHONE _____	

SCHEDULE A **REPORT ALL HISTORIC COSTS IN THE APPROPRIATE CATEGORY BELOW- SEE INSTRUCTIONS ON LAST PAGE**
NOTE: Business owners who acquired an existing business in the previous year must contact the Office of the Assessor for important listing instructions. Please do not list allocated purchase prices.

YEAR ACQUIRED	GROUP (1) MACHINERY & EQUIPMENT				YEAR	GROUP (3) OFFICE FURNITURE			
	ORIGINAL COSTS	ADDITIONS	DELETIONS	CURRENT YEAR COST		ORIGINAL COSTS	ADDITIONS	DELETIONS	CURRENT YEAR COST
2017					2017				
2016					2016				
2015					2015				
2014					2014				
2013					2013				
2012					2012				
2011					2011				
2010					PRIOR				
2009					TOTAL				
2008									
YEAR ACQUIRED	GROUP (4) COMPUTERS & SOFTWARE				YEAR ACQUIRED	ORIGINAL COSTS	ADDITIONS	DELETIONS	CURRENT YEAR COST
2007					2017				
2006					2016				
2005					2015				
2004					2014				
2003					PRIOR				
2002					TOTAL				
PRIOR									
TOTAL									

GROUP (2) CONSTRUCTION IN PROGRESS			
LIST TOTAL OF ALL PERSONAL PROPERTY EXPENDITURES IN CIP ACCOUNT ON JANUARY 1, BUT NOT INCLUDED ABOVE			
PRIOR YEAR	\$	CURRENT YEAR →	

YEAR ACQUIRED	GROUP (5) LEASEHOLD IMPROVEMENTS				GROUP (7) SUPPLIES			COST	
	ORIGINAL COSTS	ADDITIONS	DELETIONS	CURRENT YEAR COST	1. OFFICE, MAINTENANCE, JANITORIAL, MEDICAL, DENTAL, BARBER AND BEAUTY SUPPLIES 2. FUELS HELD FOR CONSUMPTION 3. REPLACEMENT PARTS AND SPARE PARTS 4. RESTAURANT AND HOTEL ITEMS SUCH AS LINENS, CLEANING SUPPLIES AND COOKWARE NOT LISTED ELSEWHERE IN SCHEDULE A 5. RENTAL ITEMS NOT SOLD IN THE NORMAL COURSE OF BUSINESS AND NOT LISTED ELSEWHERE IN SCHEDULE A 6. ALL OTHER MISCELLANEOUS SUPPLIES NOT LISTED ABOVE 7. PROR YEAR TOTAL \$ CURRENT YEAR TOTAL →				
2017									
2016									
2015									
2014									
2013									
2012									
2011									
2010									
2009									
2008									
2007									
2006									
2005									
2004									
PRIOR									
TOTAL									
GROUP (6) EXPENSED ITEMS					GROUP (8) OTHER				
THIS GROUP IS FOR REPORTING ANY ASSETS WHICH WOULD TYPICALLY BE CAPITALIZED, BUT DUE TO THE BUSINESS'S CAPITALIZATION THRESHOLD, HAVE BEEN EXPENSED. SECTION 179 EXPENSED ITEMS SHOULD BE INCLUDED IN THE APPROPRIATE GROUP (1) THROUGH (4).					YEAR ACQUIRED	ORIGINAL COSTS	ADDITIONS	DELETIONS	CURRENT YEAR COST
					2017				
					2016				
					2015				
					2014				
					2013				
					2012				
2011									
2010									
2009									
2008									
2007									
2006									
PRIOR									
CURRENT YEAR TOTAL COST						\$			

If you need additional space to list property under schedules B and C, please attach a separate report in THE SAME FORMAT as below. Write "see attached" on the schedules if this is necessary.

SCHEDULE B		VEHICULAR EQUIPMENT & MOBILE OFFICES - SEE INSTRUCTIONS ON LAST PAGE					
GROUP(1) UNREGISTERED MOTOR VEHICLES, SPECIAL BODIES, MULTI-YEAR TAGGED TRAILERS, AND IRP VEHICLES							
YEAR	MAKE	MODEL	BODY/SIZE	TITLE #	VEHICLE ID. # (VIN)	ORIG. COST	FOR OFFICE USE
GROUP(2) BOATS & BOAT MOTORS							
TYPE	YEAR/MAKE/MODEL	LENGTH /SIZE	REGIS. #	LOCATION	ENGINE TYPE	ORIG. COST	FOR OFFICE USE
BOAT							
MOTOR							
GROUP(3) AIRCRAFT							
YEAR	MAKE	MODEL	SERIAL#	LOCATION	TAIL #	ORIG. COST	FOR OFFICE USE
GROUP(4) MANUFACTURED HOMES & OFFICE TRAILERS							
YEAR	MAKE	WIDTH /LENGTH	TITLE #	VEHICLE ID # (VIN)	ORIG. COST	FOR OFFICE USE	
SCHEDULE C		LEASED EQUIPMENT: PROPERTY IN YOUR POSSESSION ON JANUARY 1, BUT OWNED BY OTHERS-SEE INSTRUCTIONS					
NAME AND ADDRESS OF OWNER		DESCRIPTION OF PROPERTY	LEASE/ACCOUNT #	MONTHLY PAYMENT	COST NEW (QUOTE)	START/END LEASE DATE	

INSTRUCTIONS

Commonly Asked Questions

Who must file a listing, and what do I list?

Any individual(s) or business(es) owning or possessing personal property used or connected with a business or other income producing purpose on January 1. Temporary absence of personal property from the place at which it is normally taxable shall not affect this rule. For example, a lawn tractor used for personal use, to mow the lawn at your home is not listed. However, a lawn tractor used as part of a landscaping business in this county must be listed if the lawn tractor is normally in this county, even if it happens to be in another state or county on January 1.

NCGS §105-308 reads: "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."

A class 2 misdemeanor is punishable by imprisonment of up to 60 days.

When and where to list?

Listings are due on or before January 31. Mailing address: Office of the Henderson County Assessor-Business Personal Property, 200 N Grove St Suite 102, Hendersonville NC, 28792-5027. **Listing Forms will not be accepted by fax.**

As required by state law, late listings will receive a penalty. An extension of time to list (Up Until March 15) may be obtained by sending a written request showing "good cause" to the Henderson County Assessor's Office by January 31.

How do I list? -- Three important rules:

(1) Read these INSTRUCTIONS for each schedule or group. Contact our office if you need additional clarification.

(2) If a Schedule or Group does not apply to you, indicate so on the listing form, **DO NOT LEAVE A SECTION BLANK, DO NOT WRITE "SAME AS LAST YEAR"**. A listing form may be rejected for these reasons and could result in late listing penalties.

(3) Listings must be filed based on the tax district where the property is physically located. If you have received multiple listing forms, each form must be completed separately.

INFORMATION SECTION

Complete all sections at the top of the form, whether or not they are specifically addressed in these INSTRUCTIONS. Attach additional sheets if necessary.

* Contact person for audit: In case the Assessor's Office needs additional information, or to verify the information listed, list the person to be contacted here.

* **Physical address: Please note here the location of the property. The actual physical location may be different from the mailing address. PO and Personal Mail Boxes are not acceptable.**

* **Principal Business in this County: What does the listed business do? For example: Tobacco Farmer, Manufacture electrical appliances, Laundromat, Restaurant. The NAICS code may help describe this information, if you do not know the NAICS code, please write "unknown".**

* Complete other requested business information. Make any address changes.

* **If out of business: If the business we have sent this form to has closed, complete this section and attach any additional information regarding the sale of the property.**

SCHEDULE A

The year acquired column: These rows indicate by year, when you acquired the property being listed. All equipment should be listed in the original year acquired.

Schedule A is divided into eight (8) groups. Each is addressed below. Original Costs (Prior Year Costs) may be pre-printed. This column should contain the cost information from last year's listing. If it does not, please complete this column, referring back to your last year's listing. List Current Year's Cost (Total Cost) 100% cost of all depreciable personal property in your possession on January 1. Include all fully depreciated assets as well. Round amounts to the nearest dollar. Use the "Additions" and "Deletions" column to explain changes from "Original Cost" to "Current Year Cost". The "Original Cost" plus "Additions" minus "Deletions" should equal "Current Year Cost" If there are any additions and/or deletions, please attach an acquisitions and disposals detail. If the deletion is a transferred or paid out lease, please note this, and to whom the property was transferred.

COST - Note that cost information you provide must include all costs associated with the acquisition as well as the costs associated with bringing that property into operation. These costs may include, but are not limited to invoice cost, trade-in allowances, freight, installation costs, sales tax, expensed costs, and construction period interest.

The cost figures reported should be historical cost, which is the original cost of an item when first purchased, even if it was first purchased by someone other than the current owner. For example, you, the current owner, may have purchased equipment in 2016 for \$1,000, but the individual you purchased the equipment from acquired the equipment in 2012 for \$3,500. You, the current owner, should report the property as acquired in 2012 for \$3,500.

Property should be reported at its actual historical installed cost if at the retail level of trade. For example, a manufacturer of computers can make a certain model for \$1000 total cost. It is typically available to any retail customer for \$2000. If the manufacturer uses the model for business purposes, he should report the computer at its cost at the retail level of trade, which is \$2000, not the \$1000 it actually cost the manufacturer. Leasing companies must list property they lease at the retail trade level, even if their actual cost is at the manufacturer or wholesaler level of trade.

Multi-Situs Property Owners and Lessors

If you own multiple properties in one or more jurisdictions, for example, leased equipment or vending equipment, please submit your asset detail in an Excel spreadsheet, with the file name, business name, and year. File should contain all equipment at cost, sorted by tax jurisdiction, and include all information needed for valuation, including but not limited to, description, year acquired, and cost at the retail level of trade, physical location, and lessee.

Group (1) Machinery & Equipment

This is the group used for reporting the cost of all machinery and equipment. This includes all warehouse and packaging equipment, as well as manufacturing equipment, production lines, hi-tech or low-tech. List the total cost by year of acquisition, including fully depreciated assets that are still connected with the business. For example, a manufacturer of textiles purchased a knitting machine in October 2016 for \$10,000. The sales tax was \$200, shipping charges were \$200, and installation costs were \$200. The total cost that the manufacturer should report is \$10,600, if no other costs were incurred. The \$10,600 should be added in group (1) to the 2016 "Original Costs" cost column, every year until it is removed.

Group (2) Construction in Progress (CIP)

CIP is business personal property which is under construction on January 1. The accountant will typically not capitalize the assets under construction until all of the costs associated with the asset are known. In the interim period, the accountant will typically maintain the costs of the asset in a CIP account. The total of this account represents investment in tangible personal property, and is to be listed with the other capital assets of the business during the listing period. List in detail. If you have no CIP, write "none".

Group (3) Office Furniture & Fixtures

This group is for reporting the costs of all furniture & fixtures and small office machines used in the business operation. This includes, but is not limited to, file cabinets, desks, chairs, adding machines, curtains, blinds, ceiling fans, window air conditioners, telephones, intercom systems, and burglar alarm systems.

Group (4) Computer Equipment

This group is for reporting the costs of non-production computers & peripherals. This includes, but is not limited to, personal computers, midrange, or mainframes, as well as the monitors, printers, scanners, magnetic storage devices, cables, & other peripherals associated with those computers. This category also includes software that is capitalized and purchased from an unrelated business entity. Note: The development cost of software or any modification cost to software, whether done internally by the taxpayer or externally by a third party to meet the customer's specified needs is excluded and should not be reported. This does not include high tech equipment such as proprietary computerized point of sale equipment or high tech medical or computer controlled equipment, or the high-tech computer components that control the equipment. This type of equipment would be included in Group (1) or "other".

Group (5) Leasehold Improvements

This group includes real estate improvements to leased property contracted for, installed, and paid for by the lessee which may remain with the real estate, thereby becoming an integral part of the leased fee real estate upon expiration or termination of the current lease, but which are the property of the current lessee who installed it. (Examples are lavatories installed by lessee in a barbershop, special lighting, or dropped ceiling.) If you have no leasehold improvements write "none".

Group (6) Expensed Items

This group is for reporting any assets which would typically be capitalized, but due to the business' capitalization threshold, have been expensed. Section 179 expensed items should be included in the appropriate group (1) through (4).

Group (7) Supplies

This group is for reporting normal business operating supplies. List the cost on hand as of January 1. The temporary absence of property on January 1 does not mean it should not be listed if it is normally present. Supplies immediately consumed in the manufacturing process or that become a part of the property being sold, such as packaging materials, or a manufacturers raw materials, do not have to be listed. Even though inventory is exempt, supplies are not. Even if a business carries supplies in an inventory account, they remain taxable. Supply Types: (1) Office/Janitorial/Barber/Beauty/Medical/Dental (2) Fuels held for consumption (3) Replacement and spare parts (4) Restaurant and hotel items: linens/small wares/cookware not listed in Schedule A (5) Rental items not sold in the normal course of business and not listed in Schedule A (6) Miscellaneous Supplies

Group (8) Other

This group will not be used unless instructed by authorized county tax personnel.

SCHEDULE B: VEHICULAR EQUIPMENT- Attach additional detail as needed. Motor Vehicles registered with the NC Department of Motor Vehicles as of January 1 do not have to be listed. If you own Unregistered Vehicles, Multi-year tagged trailers, IRP Registered Vehicles or special bodies attached they must be listed.

SCHEDULE C: PROPERTY IN YOUR POSSESSION, BUT OWNED BY OTHERS- If on January 1, you have in your possession any business machines, machinery, furniture, vending equipment, game machines, postage meters, or any other equipment which is loaned, leased, or otherwise held and not owned by you, a complete description and ownership of the property should be reported in this section. This information is for office use only. Assessments will be made to the owner/lessor. If you have already filed the January 15th report required by §105-315, so indicate. If you have none, write "none" in this section. If property is held by a lessee under a "capital lease" where there is a conditional sales contract, or if title to the property will transfer at the end of the lease due to a nominal "purchase upon termination" fee, then the lessee is responsible for listing under the appropriate group.

SCHEDULE D: This schedule is to be used to identify, in detail, the acquisition and/or disposal activity reported in Schedule A. Attach an additional list if necessary.

AFFIRMATION

If the form is not signed by an authorized person, it may be rejected and could be subject to penalties. This section describes who may sign the listing form. Listings submitted by mail shall be deemed to be filed as of the date shown on the postmark affixed by the U.S. Postal Service. **Any other indication of the date mailed (such as your own postage meter) is not considered and the listing shall be deemed to be filed when received in the office of the tax assessor.** Any person who willfully attempts, or who willfully aids or abets any person to attempt, in any manner to evade or defeat the taxes imposed under this Subchapter (of the Revenue Laws), whether by removal or concealment of property or otherwise, shall be guilty of a Class 2 misdemeanor. (Punishable by imprisonment up to 60 days)