



BUNCOMBE COUNTY PROPERTY ASSESSMENT

182 College Street Asheville NC 28801



Please review the reverse side of this document for instructions regarding the appeal process and contact information.

You must appeal the **assessed value** and **not** the anticipated tax amount or ability to pay.



9624439403000002026

2026 Informal Residential Appeal

Location: 454 WALNUT VALLEY PKWY

PARCEL ID	ACREAGE	ASSESSED VALUE (represents estimated market value)	TAXABLE VALUE
962443940300000	2.11	\$4,127,000	\$4,127,000

Property Records Review

The details below show what the Assessment Office currently has on file for the **main building** on your property. Please review the information in the **"On File"** column. If anything is incorrect, fill in the correct details in the **"Actual"** column. If everything looks accurate, do not fill out anything.

	On File	Actual		On File	Actual
Year Built	2021		# of Fireplaces	3	
# Full Baths	4		Total Finished Area	4664	
# Half Baths	1		Finished Basement Area	2180	
# Bedrooms	4		Unfinished Basement Area	426	

Heat Type: _____

Foundation Type: _____

Reason For Appeal

(Additional space on the back)

What is your opinion of value? _____

If the property is listed for sale, what is the listing date and asking price? _____

Signature

Date

Phone

e-mail

Appeal Filed By: Property Owner ☐ Non-Owner ☐ Accountant ☐ Attorney ☐ Tax Representative ☐

If you are a tax representative or filing on behalf of the property owner, please fill out a Power of Attorney form.

The form can be found on tax.buncombenc.gov

You can file your appeal online by visiting **tax.buncombenc.gov** or by scanning the QR code provided. Online resources, including video tutorials and articles, are available to guide you through the process. If you prefer, you may also complete this form and mail or drop it off at our office. Be sure to include all supporting documents with your form.

WHAT HAPPENS AFTER I SUBMIT MY APPEAL?

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    A[Submit your appeal and allow 90 days for review] --> B[Decision notice will be mailed to your address on file]
    B --> C[Accept your new value  
OR  
File a formal appeal to the Board of Equalization and Review]
  
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Decision notice will be mailed to your address on file

Accept your new value
OR
File a formal appeal to the Board of Equalization and Review

Market value is the most likely price your property would sell in a fair and open market. It is not the same as things like what you paid for it, the cost to build it, insurance value, or any special values like inheritance or foreclosure price.

Market price is the actual sale price of a property. Sometimes it's the same as market value, but not always.

Your property's value might be adjusted if there are corrections to details like size or number of bathrooms, if new information like damage is found, or anything else that could affect how much your property could sell for.

Additional Reason For Appeal	

For any other inquiries, please call the mainline for assistance (828) 250-4940

The County of Buncombe does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability in admission or access to, or treatment or employment, in its services, programs, and activities, in compliance with applicable Federal and State laws.