



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.



963460538600002026

2026 Informal Residential Appeal

Location: 416 HERON BRANCH DR

PARCEL ID	ACREAGE	ASSESSED VALUE (represents estimated market value)	TAXABLE VALUE
963460538600000	1.00	\$452,800	\$452,800

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	1993		# of Fireplaces	1	
# Full Baths	2		Total Finished Area	1244	
# Half Baths	0		Finished Basement Area	0	
# Bedrooms	2		Unfinished Basement Area	448	

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?

Submit your appeal and allow 90 days for review

Decision notice will be mailed to your address on file

OR

WHAT IS MARKET VALUE?

WHAT IS MARKET PRICE?

WHAT ARE REASONS THAT MY PROPERTY VALUE MAY BE ADJUSTED?

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.