

CUMBERLAND COUNTY
2025 REVALUATION INFORMAL APPEAL FORM
GUIDE

If it is your intention to appeal the “2025 REVALUATION NOTICE OF VALUE”, you must return the appeal form with all requested documentation within 30 calendar days from the original notice date of February 21, 2025, or **NO LATER THAN MARCH 24, 2025.**

If you believe the new value exceeds or is below what the property would reasonably have sold for on January 1, 2025, you may appeal by completing, signing and returning the appeal form with all documentation. The information below provides instructions or tips for completing the appeal form.

- 1) For this item, examples of possible data you could review to help you determine what is the FAIR MARKET VALUE of this property as of JANUARY 1, 2025, would be:
 - Review your property online at our county website at <https://taxpwa.co.cumberland.nc.us/camapwa>. Once you find your property listing you can review sales within your market area of homes that are similar. (Please remember that sales considered for the 2025 revaluation would have occurred between January 2017 thru December 2024).
 - Review the value of similar homes in your market area online to see if the values are similar. Please note on the appeal form the REID or parcel ID of those you feel your property is similar to but have a much higher/lower value than yours.
 - Review real estate advertisements for your property or any similar property in the same market area that have sold or are listed for sale and include copies of the listings with your appeal form.
 - In comparing your property to others, you need to consider the age of your property compared to similar homes as well as the square footage, condition and amenities, additions, etc.
 - A recent independent appraisal (conducted within the last 5 year or less) you may have had conducted for the property; be sure to include a copy of any appraisals with the appeal form.
 - Include any photographs of any major structural damage or needed repairs; include an estimate of the cost for the repairs.
- 2) For this item, please submit all information you have from Item #1 that supports your opinion of value. It is **CRITICAL** to the appeal process that this information is submitted.
- 3) If this property was purchased within the previous five (5) years, please provide that information. If you made any changes to this property **AFTER** the sale date, such as adding a deck, garage, room addition, screened porch, shed, or removed any of these, please list them on the form. Be sure you include any documentation that shows the related costs of making the changes.
- 4) If you are appealing **INCOME PRODUCING PROPERTY** (Apartments, Shopping Centers, Hotel/Motels, Mini-Storage, Mobile Home Parks and Golf Courses), **PLEASE SUBMIT INCOME AND EXPENSE DATA** for the (3) **PREVIOUS YEARS** (2022, 2023, 2024) in support of your opinion of value.
- 5) Provide any additional information that supports your opinion of value.
Please be sure to legibly fill out the contact information section in case our appraisers need to contact you for additional information or to discuss the value of this property with you.



OFFICE OF THE TAX ADMINISTRATOR
117 Dick Street, 5th Floor, New Courthouse • PO Box 449 • Fayetteville, North Carolina • 28302
Phone: 910-678-7507 • Fax: 910-678-7582 • www.cumberlandcountync.gov

2025 Revaluation Informal Appeal

I hereby request a review of the assessment applied to the following real property for:

REID/ Parcel ID
Owners Name:
Mailing Address:
Property Address/ Location:
Phone # Home: () Work: () Cell: ()

Has an independent appraisal been made on this property? Yes: No:

Owner's opinion of value:

Please explain why your opinion of value is different than the County assessed value. Provide additional information such as data on recent sales of comparable properties in the area, recent appraisals, market analysis, sales contracts or any documentation which lends support to your opinion. Income and expense information should be provided for Apartment Complexes, Shopping Centers, Hotels/Motels, Mobile Home Parks, Golf Courses and Mini Storage Warehouses for the three years prior to the last revaluation (2022, 2023 and 2024). If the person requesting this review is not the owner of record, a duly authorized Power of Attorney should be attached to this request. By attesting below, I understand that in requesting a value review for the above property, the tax assessment may be reduced, increased or not changed. The Deadline to Turn-In this Request is March 24, 2025. Results of this request will be mailed within 90 days. For questions please call (910) 678-7800, or email taxrealestate@cumberlandcountync.gov

Reason for Request:

Date: Signature of Owner:

Form may be submitted by mail, email, or brought in person to Room 530 of the Judge E. Maurice Braswell Courthouse at 117 Dick St., Fayetteville, or dropped in the secure drop box located beside the mailboxes in the back parking lot off Cool Spring & Russell Streets at the Courthouse.

Mail to:
County of Cumberland
Office of the Tax Administrator
Attn: Real Estate Assessment
P.O. Box 449
Fayetteville, NC 28302-0449

Email to:
taxrealestate@cumberlandcountync.gov

or