



Hyde County Board of Equalization and Review (Board of E&R)

Frequently Asked Questions (FAQ)

When do I file an appeal?

The Hyde County Board of Equalization and Review is scheduled to begin hearings on May 4, 2020 at 5:00 PM and set to adjourn on June 1, 2020 at 5:00 PM. Any changes to the meeting schedule will be promptly advertised.

Real estate appeals will be accepted for the 2020 tax year until the Hyde County Board of Equalization and Review adjourns on June 1, 2020.

What can be appealed?

N.C.G.S. 105-286 requires that real estate be assessed at one hundred percent (100%) of market value as determined by a tax revaluation. Hyde County's last tax revaluation was January 1, 2017.

Your tax assessment may be appealed for any of the following reasons:

- The property is not appraised at the true market value as of January 1, 2017.
- The property characteristics used to calculate your assessment are incorrect. This data can be viewed by using the Hyde County Property Record Search and the URL is <http://lrcpwa.ncptscloud.com/Hyde/>.
- The property is not equally appraised as compared to other similar properties.

If you believe any of these scenarios apply to your property, then you may file an appeal.

How do I schedule my hearing?

Appeals may be scheduled by visiting www.hydecountync.gov, emailing tax-appeals@hydecountync.gov or calling the Hyde County Tax Office at 252-926-4469.

Alternatively, you can mail your appeal to the Hyde County Tax Office; Attn: Tax Appeals; P.O. Box 279; Swan Quarter, NC 27885.

What do I include/exclude from my appeal?

Please include any documentation that support your appeal.

Examples of useful supporting evidence include but are not limited to:

- Appraisals that reflect the market value as of January 1, 2017.
- Sales of similar properties that occurred on or before Hyde County's last revaluation.
- Photos of any unusual damage or issues with the property.
- Letters from the Hyde County Environmental Health Specialist or a licensed soil scientist determining the land will not support a conventional septic system.

Examples of evidence that cannot be considered:

- Percentage of change since a prior tax assessment.

How does the appeal process work?

After your appeal is filed, all supporting evidence you provided will be reviewed by the Hyde County Tax Administrator, who will decide if a change is warranted and you will receive notice of this decision by mail. If you agree with the decision no further action is required but if you disagree, you may continue your appeal to the Hyde County Board of Equalization and Review.

The Hyde County Board of Equalization and Review is a five (5) member board comprised by the Hyde County Board of Commissioners. The board will hear your case and determine if a change is warranted based on the evidence presented. They will make a ruling within thirty (30) days of your hearing and you will be notified by mail of their decision. Included with the Notice of Decision, will be information on the North Carolina Property Tax Commission appeal procedures and you can choose to file an appeal if you disagree with the local decision.

Additional Information

For more information about tax revaluations and assessments in North Carolina, you can visit the following link:

<https://www.sog.unc.edu/publications/bulletins/citizens-guide-revaluation-and-assessment-property-north-carolina-counties>