

Frequently Asked Questions (FAQ)

Tax Collections

Real Estate, Personal Property, and Delinquent Taxes

Q: When are Real Estate and Personal Property Taxes due?

A: September 1st.

Q: When should taxes be paid to avoid penalty.

A: On or before January 5th.

Q: What is the penalty from January 6th to January 31st?

A: 2% interest is charged on the outstanding balance on January 6th and ¼ % interest each month thereafter.

Q: What if I don't receive a tax bill?

A: A tax bill is generated and mailed for all taxable property. Failure to receive a tax bill does not excuse a property owner from paying taxes. It is the responsibility of the property owner to notify the Tax Office of any changes in mailing address. Property transferred after January 1st will be billed to the owner of record on January 1st of the tax year.

Q: When will delinquent taxes be advertised in the local paper?

A: The names of property owners with delinquent taxes on real property will be advertised in the local paper the first of April each year.

Q: What action is taken if I don't pay my taxes?

A: Collection efforts such as garnishment of wages, attachment to bank accounts, and foreclosure of property are used to collect taxes.

Q: What if I sold my property and I get a tax bill?

A: Tax bills are normally mailed by August 15th to the owner of record as of January 1st of the tax year. You should forward the tax bill to the new property owner.

Q: What should I do with my tax bill if my mortgage company is supposed to pay my taxes by escrow?

A: The Tax Office does not know who your mortgage company is. It is the responsibility of the property owner to forward the tax bill to their mortgage company.

Motor Vehicles

Q: What information is needed to prorate taxes on a motor vehicle if I sell it during a registration cycle?

A: You must have a receipt from the License Plate Agency giving a date when the license plate was turned in. A copy of a bona fide bill of sale or proof the title was transferred out of your name is also required.

Q: If a vehicle is not tagged, do I still have to pay taxes on it?

A: Yes, if a vehicle is not tagged, it must be listed with the Tax Assessor as personal property.

Q: Can I appeal the value of my Vehicle?

A: Property Tax values are set by the N. C. Division of Motor Vehicles. If there is just cause, values can be appealed. The appeal must be entered within 30 days from the date the bill is due. You can present your appeal in person at the Tax Office, or a written appeal is acceptable. An appraisal of the value of your vehicle by a qualified automobile dealer is the most desirable way to appeal a motor vehicle value.

Personal Property

Q: What is Personal Property?

A: Personal Property consists of: single wide mobile homes, boats, jet skis, aircraft (includes hot air balloons and gliders), untagged automobiles, (includes campers and motorcycles), trailers with permanent plates, and farming equipment.

Q: When do I need to list my personal property?

A: The listing period begins Jan. 1st and ends Jan. 31st. Listing mailed to the Tax Office that are postmarked Jan. 31st will be accepted without penalty. Listing forms received after Jan. 31st will be considered late and a 10% late listing penalty will be added.

Q: If I still own the same personal property that I listed last year, do I still need to list?

A: Yes, personal property must be listed each year. Any personal property sold or given away should be deleted from your listing form during the January listing period after the property was disposed of.

Q: If I start or own a business, how and when do I list my business equipment?

A: Business equipment is listed much like personal property, during the period of Jan. 1st thru Jan. 31st. Any equipment used in the normal business process (including office furniture, computers) should be listed. New equipment purchased by an existing business, or existing equipment disposed of should be accounted for during the next listing period.

Elderly/Disabled Exemption

Q: Is there any property tax relief available to elderly or totally disabled persons?

A: North Carolina Property Tax Laws provide for some property tax relief for elderly or totally disabled persons as long as they meet certain criteria. 1) To receive the elderly exemption you must be 65 years old and own the residence you live in prior to Jan. 1st of the tax year. 2) To qualify for the Disabled Exemption, a form must be filled out and signed by a doctor confirming you are totally and permanently disabled. 3) To qualify for either the elderly or disability exemption, the total household income is limited to an amount established annually by the N. C. Department of Revenue. Per N.C. General Statute 105-277-1(b) (1a), income is defined as: "All monies received from every source other than gifts or inheritances received from a spouse, lineal ancestor, or lineal descendant. For married applicants residing with their spouses, the income of both spouses must be included whether or not the property is in both names."

Q: If I am eligible for the elderly/disability exemption, does that mean I am exempt from paying any taxes.

A: No, you will probably still be responsible for some property taxes. The elderly/disability exemption exempts property taxes on the greater of \$25,000 or 50% of the assessed value of your home and up to 1 acre that it sits on.

Q: Do I need to reapply each year for the elderly/disabled exemption?

A: No, but you are required to notify the Alexander County Tax Office if your previous year's income changes and exceeds the maximum amount allowed to qualify for the exemption, or you no longer reside on the property as your permanent residence.