



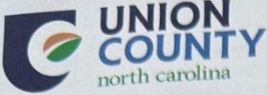
POWERED BY THE DOMIDOCs HOMEOWNER ENABLEMENT PLATFORM

propRtax Case Study:
Homeowner gets 1,603.94% ROI from Report

Unlocking Extraordinary ROI
with propRtax®

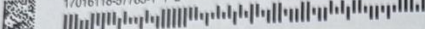
Homeowner Receives High Property Assessment for \$1,651,800

17016118-57783-1-2

 **UNION COUNTY**
north carolina


Union County
Tax Administration
500 N Main St
Suite #236
Monroe, NC 28112
T 704.283.3746
unioncountync.gov/taxadmin


17016118-57783-1 1 2 *****AUTO**5-DIGIT 28170

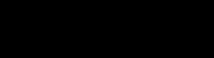


Change of Assessment Notification

Date: 02/28/2025

Parcel Number: 

Legal Description:  /ALLEY MAP 5 OPCL428

Address: 

2025 Market Value:
1,651,800

Union County has conducted a complete reappraisal of all property for 2025. A reappraisal is a systematic, in-depth process of determining the market value for all property as of January 1, 2025. **The market value does not include any exemption or exclusion to which you may be entitled.**

The North Carolina General Statutes require the Assessor's office to establish new market values for every property in the county. Market value is defined as the most probable price, as of January 1, 2025, that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

Each reappraisal is conducted independently from prior reappraisals and stands on its own merit at that point in time.

With this notice, we've also provided a frequently asked questions page with answers to some common questions. You can also contact our office at 704.283.3746 or by emailing us at taxhelp@unioncountync.gov with any questions or concerns you may have.

If you feel this new assessment substantially exceeds the actual market value of your property as of January 1, 2025, or the assessed value is inconsistent with the market value of similar properties in your area, you may appeal your assessment by completing an appeal form.

Appeal forms may be obtained through the following methods:

- On-line at www.unioncountync.gov/reappraisal and can be completed on-line or mailed back to the Tax Administrator's Office.
- You can call 704.283.3746 and request that a form be mailed to you.
- You may also pick up an appeal form from the Tax Collector's office on the first floor of the Union County Government Center suite 119.

Appeals should be received by the Tax Administrator's Office no later than 30 days from the date of this notice.

Property Tax Analysis

Property taxes are one of the largest homeowner expenses. Provides an easy-to-read property tax report to challenge your tax assessment.

- ✓ Property Tax Analysis of your home.
- ✓ Long-Term Savings Calculations.
- ✓ Comparable Homes List used for calculation in the report.
- ✓ Additional Elements that accurately identify your assessed value.
- ✓ Instructions on how to contest your property taxes.
- ✓ Glossary to make you a more informed taxpayer.



Customer Results: 16.5% Assessed Value Reduction

Initial Assessed Value \$1,651,800
 $\$1,651,800 \times \$0.5880^* = \$9,712.58$

New Assessed Value \$1,379,400
 $\$1,379,400 \times \$0.5880^* = \$8,110.87$ in new annual tax.

$\$9,712.58 - \$8,110.87 = \$1,601.71$ annual savings!

*The tax rate for the fiscal year 2024-2025 is \$0.5880 per \$100 of assessed valuation.



Notice Of Determination

You are receiving this notice because your appeal has been issued with a Notice of Determination.

The Assessor has determined to **Adjust** the value of the parcel located at [REDACTED]. The new value is **\$1,379,400.00**.

Appraiser's Comments: We performed a market

ROI Calculations

To calculate **Return on Investment (ROI)**:

$$\text{ROI} = \left(\frac{\text{Return} - \text{Investment}}{\text{Investment}} \right) \times 100$$

Given:

- **Investment** = \$94.00
- **Return** = \$1,601.71

$$\text{ROI} = \left(\frac{1,601.71 - 94.00}{94.00} \right) \times 100 = \left(\frac{1,507.71}{94.00} \right) \times 100 \approx 1,603.94\%$$

Your ROI is approximately 1,603.94%.

1 year ROI is 1,603.94%

To calculate **Return on Investment (ROI)**:

$$\text{ROI} = \left(\frac{\text{Return} - \text{Investment}}{\text{Investment}} \right) \times 100$$

Given:

- **Investment** = \$94.00
- **Return** = \$8,008.55

$$\text{ROI} = \left(\frac{8,008.55 - 94.00}{94.00} \right) \times 100 = \left(\frac{7,914.55}{94.00} \right) \times 100 \approx 8,418.67\%$$

Your ROI is approximately 8,418.67%.

5-year ROI is 8,418.67%

Customer Testimonial

“Thanks to propRtax, I reduced my annual tax consequence and had a significant savings that I will benefit from year over year. Downloading the propRtax report was fast and easy. I followed their guidelines to contest my assessment and filed the report directly with my county.

This report was instrumental in getting my assessed value reduced. This \$94 investment is saving me over \$8k in property tax dollars just in the next 5 years. Pretty stellar return on investment! Thank you propRtax!”

— Ron, Homeowner

