From: Jonna Munroe
To: letstalk
Subject: Recent tax appraisal increases over 50%
Date: Thursday, February 4, 2021 2:50:13 PM

I am writing to request someone look into the methods used for the recent tax reappraisal in the Black Mountain area. I am very concerned about the recent appraisal increases as it seems a number of homes have increased over 50%. We have many people on a fixed income who will struggle to afford the extra $100 per month. This is sure to impact local businesses and drive people who have lived here for years away from the area.

Specifically, the assessed value of our home has **doubled** in 2 years. It increased 29% ($62k) during a reappraisal last year and then another 56% (154k) during the reappraisal this year to where it is now 100k more than we purchased it for in 2019. There have been no significant renovations to this 1960s ranch. The tax assessment is supposed to be a "fair market value" and yet it does not take into account our house is in need of significant repairs including new plumbing, windows, roof, ductwork installation and HVAC in order to make it marketable to the average buyer. Exactly how is all of this taken into account for the "fair market value"?

I spoke with our appraiser Bryan Marshall after last year's increase, and he was very nonchalant about a number of things including the condition of the house being "normal" and including "livable space" that does not even meet the 7 foot height requirement. He insisted the increase was related to the auxiliary dwelling unit never being included in the prior appraisal and led me to believe this 29% increase was more of a one time adjustment; however, the tax value continues to increase exponentially. These tactics are appalling and offensive.

I understand new houses in the area are selling for high prices, however these are not the homes I am worried about. The homes with staggering recent increases are older homes that cannot and should not be compared to new construction homes. I am hesitant to go through the prior tax assessment appeal process as I did last year and it was fruitless and misleading. Also, I feel this is a larger neighborhood issue where tax increases are threatening to push local residents out of Buncombe County.

Thank you for your time and consideration in this matter. I look forward to answering any questions you may have.

Jonna Munroe
412-721-0906