

TAXES

compiled by:

Asheville Metro Business Research Center

A Service of the Asheville Area Chamber of Commerce

Property Tax: The principle source of revenue for local governments is a tax on real estate and tangible property including machinery and equipment. North Carolina does not levy a property tax at the state level.

2006-07 Property Tax Rates (Per \$100 Assessed Valuation)

County Municipality	Last Reval.*	City Rate	County Rate	Special School Districts	Other Districts	Total	Fire Districts and Other Special Districts			
Buncombe County 2006*			0.530			0.530	Barnardsville	.1150	Leicester	.1000
Asheville, City of	0.424	0.530		0.150		0.954	Beaverdam	.1100	North Buncombe	.1100
Biltmore Forest, Town of	0.295	0.530				0.825	Broad River	.1000	Reems Creek	.1200
Black Mountain, Town of	0.320	0.530				0.850	East Buncombe	.0900	Reynolds	.0900
Montreat, Town of	0.370	0.530				0.900	Enka Candler	.0750	Riceville	.1100
Weaverville, Town of	0.430	0.530				0.960	Fairview	.0750	Skyland	.0780
Woodfin, Town of	0.265	0.530			0.100	0.795	Fletcher	.0780	Skyland-Biltmore	.0850
							French Broad	.0120	South Buncombe	.0780
							Garren Creek	.0120	Swannanoa	.1250
							Haw Creek	.0800	Upper Hominy	.1100
							Hominy	.1100	West Buncombe	.0800
							Jupiter	.0850	Woodfin	.1000
							Asheville School	.1500	N Buncombe Service	.1100
							Beaverdam Service	.1100	Reems Creek Service	.1200
Haywood 2006*			0.497			0.497	Big Cove	.0800	Junaluska	.0650
Canton		0.530	0.497			1.027	Camp Branch	.0800	Lake Logan/Cecil	.1000
Clyde		0.430	0.497		0.090	1.017	Center Pigeon	.0650	Maggie Valley	.0500
Maggie Valley		0.420	0.497		0.050	0.967	Clyde	.0900	North Canton	.0600
Waynesville		0.400	0.497			0.897	Crabtree-Ironduff	.0650	Saunook	.0350
							Cruso	.0900	S Waynesville	.0600
Henderson 2006*			0.565			0.565	Fines Creek	.0900	West Canton	.1000
Flat Rock		0.085	0.565			0.650	Jonathan Creek	.0700	Waynesville MSD	.2600
Fletcher		0.095	0.565			0.660	Junaluska Sanitary	.0600	(+9 Road Maintenance Districts)	
Hendersonville		0.430	0.565			0.995	Bat Cave	.0800	Green River	.0750
Hendersonville, Downtown	N/A		0.565			0.565	Blue Ridge	.0850	Mills River	.0650
Laurel Park		0.335	0.565			0.900	Dana	.1000	Mountain Home	.1050
Mills River, Town of		0.075	0.565			0.640	Edneyville	.0850	Raven Rock	.0900
Saluda:							Etowah-Horse Shoe	.0850	Valley Hill	.0800
In Henderson		0.540	0.515			1.055	Fletcher	.0850	Valley Hill # 2	.0800
In Polk		0.540	0.680	0.030		1.220	Gerton	.1150	Seventh Avenue MSD	.1000
Madison 2006			0.510			0.510	Hendersonville MSD	.3000		
Hot Springs		0.510	0.510			1.020	Big Pine	.0400	Leicester	.1000
Mars Hill		0.460	0.510			0.970	Country	.0700	Mars Hill	.0500
Marshall		0.490	0.510			1.000	Ebb's Chapel	.0800	Smokey Mountain	.0800
							Jupiter	.1000	Walnut	.1000
							Laurel	.0200		

Source: North Carolina Department of Revenue; Henderson County Tax Department; Buncombe County Tax Department (February 2007)

Notes: All taxable property is assessed at 100% of appraised value and revaluation is effective January 1 of given year.

*All counties must revalue real property at least every 8 years, but may elect to revalue more frequently. These counties have adopted a more frequent revaluation schedule.

**These cities levy and/or collect their own school administrative unit taxes. Other school district levies are administered by the counties.

***Tax rates for municipal service districts apply only to certain areas within the municipalities and not to all municipal property. Rates are shown in the NOTES column.

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