

NOTICE OF INCREASE OF ASSESSMENT

THIS IS NOT A BILL

MORGAN COUNTY ASSESSOR
77 FAIRFAX STREET - ROOM 103
BERKELEY SPRINGS, WV 25411

JANUARY 15, 2024

[PROPERTY OWNER NAME]
[ADDRESS]
[CITY, ST, ZIP]

[PARCEL ID]:
[LEGAL DESC]:

DEAR PROPERTY OWNER:

AS YOUR ASSESSOR, I AM CHARGED BY WV CODE §11-1C-7 TO VALUE ALL PROPERTY AT FAIR MARKET VALUE. I MUST THEN NOTIFY YOU OF ANY ASSESSMENT INCREASES OF 10% OR MORE EACH YEAR (WV CODE-§11-3-2A). THIS INCREASE CAN BE BROUGHT ABOUT BY THE ANALYSIS OF SALES OF PROPERTY IN THE COUNTY, UPDATE FROM A FIELD REVIEW, NEW CONSTRUCTION OR RENOVATIONS TO EXISTING STRUCTURES, FARM OR MANAGED TIMBER STATUS REMOVED.

THIS OFFICE IS REQUIRED TO HAVE THE "TRUE AND ACTUAL VALUE" ON EACH PIECE OF PROPERTY IN MORGAN COUNTY. FAILURE TO DO SO, ACCORDING TO WV CODE §11-3-1, WILL RESULT IN THE WV TAX COMMISSIONER APPOINTING A SPECIAL ASSESSOR TO BRING THE VALUATION OF PROPERTY WITHIN COMPLIANCE OF THE LAW.

YOUR MARKET VALUE FOR TAX YEAR **2024** IS **[\$MARKET VALUE]**. YOUR ASSESSED VALUE CAN BE OBTAINED BY MULTIPLYING THE MARKET VALUE BY **60%**, WHICH GIVES YOU AN ASSESSED VALUE OF **[\$ASSESSED VALUE.]**

THIS IS NOT THE AMOUNT OF TAXES YOU WILL PAY. YOUR TAX BILL IS DETERMINED BY APPLYING LEVY RATES TO YOUR ASSESSED VALUE. LEVY RATES ARE ESTABLISHED BY THE BOARD OF EDUCATION, COUNTY COMMISSION, MUNICIPALITIES AND THE STATE. YOUR ASSESSED VALUE MULTIPLIED BY THE LEVY RATE EQUALS YOUR TAX BILL. NEW RATES WILL BE AVAILABLE IN MAY. **(LEVY RATES ARE NOT ESTABLISHED BY THIS OFFICE).**

TAXPAYERS QUALIFYING FOR HOMESTEAD/DISABILITY EXEMPTION BENEFITS SHOULD DEDUCT THE EXEMPT AMOUNT (\$20,000 ASSESSED) FROM THE TOTAL ASSESSED VALUE OF ALL ELIGIBLE PROPERTIES.

ALL MINERALS ARE APPRAISED BY THE WV STATE TAX DEPARTMENT. THE VALUE ASSOCIATED WITH THEM (IF APPLICABLE) IS NOT INCLUDED IN THE AMOUNT ABOVE. INCREASE NOTICES PERTAINING TO MINERAL VALUES ARE SENT IN DECEMBER BY THE STATE TAX DEPARTMENT. QUESTIONS REGARDING MINERAL VALUES SHOULD BE DIRECTED TO THE TAX DEPARTMENT AT 304-558-0771.

IF YOU ARE IN AGREEMENT THAT THE VALUE PRESENTED IS FAIR, NO ACTION IS REQUIRED. IF YOU DISAGREE, PLEASE CONTACT THE ASSESSOR'S OFFICE @ 304-258-8570, WITHIN 8 BUSINESS DAYS OF RECEIVING THIS NOTICE. AN INFORMAL REVIEW WILL BE COMPLETED DURING THIS TIME.

AFTER THE INFORMAL REVIEW, ANY UNRESOLVED ISSUES WILL REQUIRE A SCHEDULED HEARING IN FEBRUARY BEFORE THE MORGAN COUNTY COMMISSION, SITTING AS THE BOARD OF EQUALIZATION AND REVIEW. (BOE MEETING DATES CAN BE FOUND @ <https://morgancountywv.gov/county-commission/>) **OR** FILING A PETITION FOR APPEAL WITH THE OFFICE OF TAX APPEALS @ P. O. BOX 2751, CHARLESTON, WV 25330-2751. (INFORMATION REGARDING HOW TO FILE A PETITION WITH THE OFFICE OF TAX APPEALS IS AVAILABLE @ www.taxappeals.wv.gov or call 304-558-1666).

IF YOU FAIL TO FILE A PROTEST OR PETITION AS PRESCRIBED BY LAW, THE APPRAISAL SHALL BECOME CONCLUSIVE AND FINAL. ANY PERSON HAVING FAILED TO EXERCISE THEIR RIGHT TO PROTEST OR APPEAL WILL HAVE WAIVED THEIR RIGHT AND WILL NOT BE PERMITTED TO QUESTION THE ACCURACY OF THE APPRAISAL.

MY STAFF AND I ARE AVAILABLE TO ANSWER YOUR INQUIRIES AND TO ENSURE THAT ALL ASSESSMENTS IN MORGAN COUNTY ARE FAIR AND EQUITABLE FOR EACH INDIVIDUAL TAXPAYER. PLEASE CALL WITH ANY QUESTIONS OR CONCERNS YOU MAY HAVE.

SINCERELY,
DEBBIE A. WEAVER