

INCREASE LETTERS MAILED - JANUARY 15, 2024

WEST VIRGINIA CODE §11-1C-7, REQUIRES EACH COUNTY ASSESSOR TO VALUE ALL PROPERTY AT ITS FAIR MARKET VALUE. 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.

THE FAIR MARKET VALUE OF A PROPERTY IS THE SAME FOR TAXES AS IT WOULD BE FOR OBTAINING A LOAN THROUGH A BANK OR SELLING THE PROPERTY ON THE OPEN MARKET.

PROPERTY VALUES ARE NOT STATIC. THEY CHANGE DRAMATICALLY WITH DEPRECIATION, LAND VALUE, INFLATION, AND MARKET CHANGES DUE TO DESIRABILITY OR LACK OF DESIRABILITY OF A PROPERTY. THEREFORE, THE STATE OF WEST VIRGINIA MANDATORILY REQUIRES THAT EACH ASSESSOR IN WEST VIRGINIA ANALYZE PROPERTIES AND MAKE CHANGES TO THE COMPUTER ASSISTED MASS APPRAISAL SYSTEM (CAMA) ON A YEARLY BASIS. THIS MEANS THAT YOUR VALUE MAY GO UP OR DOWN SLIGHTLY IN ANY GIVEN YEAR. IF YOUR VALUE INCREASES OVER 10% AND \$1,000 IN ANY GIVEN YEAR, YOU WILL RECEIVE A WRITTEN NOTICE OF INCREASE OF ASSESSMENT. (MAILED JANUARY 15, 2024)

ONCE THE ASSESSOR HAS DETERMINED THE FAIR MARKET VALUE USING THE RULES AND GUIDELINES PROVIDED BY THE STATE OF WEST VIRGINIA, THE ASSESSOR THEN REPORTS 60% OF THAT AS THE "ASSESSED VALUE" TO THE LEVYING BODIES (BOARD OF EDUCATION, COUNTY COMMISSION, STATE AND MUNICIPALITIES) WHO THEN SET THE LEVY RATES ACCORDING TO THEIR BUDGET NEEDS.

THE ASSESSED VALUE 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 NOT ESTABLISHED BY THIS OFFICE.** THE BOARD OF EDUCATION, COUNTY COMMISSION, STATE AND MUNICIPALITIES ARE WHO SET THE LEVY RATES, WHICH IS THE MULTIPLIER USED TO PROVIDE THE TAXABLE AMOUNT. NEW RATES WILL BE AVAILABLE IN MAY.

PLEASE GO TO OUR WEBSITE <https://morgan.wvassessor.com/> FOR INFORMATION ON APPEALING YOUR ASSESSMENT, *SEE TAX INFORMATION TAB – **APPEALING YOUR ASSESSMENT***

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 @ 304-258-8570.

SINCERELY,
DEBBIE WAVER
ASSESSOR