Property tax appeal packet

Sample home, N Lynbrook Dr, Davidson · Mecklenburg County, NC

Parcel	**00000000**
Prepared	**November 9, 2026**
Order	**SAMPLE**
Valuation date	**January 1, 2023**

What the sales show

County value: $985,000, or $331 per heated sq ft (2,975 sq ft).
3 similar homes nearby sold for a median of $296 per heated sq ft.
At that rate, your home comes to about $881,852: $103,148 (12%) below the county's value.
If the county lowered the value by that amount, the yearly tax would drop by about $793 (Mecklenburg County and Davidson rates).

What's in this packet

1. This summary.
2. Your county record: the details the county has for your home. Check them; a wrong detail is often the simplest fix.
3. Comparable sales: the sales behind the numbers above, and how they were chosen.
4. How to file in Mecklenburg County: the steps, the deadline and what to enter on the form.
5. A cover letter for you to check, sign and send with your appeal.
6. For rental owners: how the January furnishings listing works.
7. About this packet: where the data comes from and what it can and can't tell you.

Your deadline

When your notice arrives, ask for an informal review by the date printed on the notice. The deadline printed on your notice is the one that counts. Write it here:

Date on my notice _____

My deadline _____

Your county record

This is what Mecklenburg County’s published record says about your home. The county values homes from these details, so a mistake here (too many square feet, a finished basement you don’t have, the wrong grade) can push the value up. Tick each line you’ve checked.

Heated living area	**2,975 sq ft**
Year built	**1987**
Bedrooms	**4**
Bathrooms	**3 full, 1 half**
Stories	**2.0 STORY**
Construction grade	**GOOD**
Garage	**528 sq ft**
Fireplaces	**1**
Foundation	**CRAWL SPACE**
Exterior wall	**HARDIPLANK**
Lot size	**0.42 acres**
County value	**$985,000**
of which land	**$380,000**
of which building and extras	**$605,000**

If something is wrong, say so in your appeal and attach proof: a survey or appraisal for square footage, photos, or closing papers. You can also call the county at 704-336-7600 to ask for a record correction.

SAMPLE

Comparable sales

Sales of similar homes near Sample home, N Lynbrook Dr, Davidson, from Mecklenburg County's own sales records. Price per square foot is the sale price divided by heated living area.

Address	Sold	Price	Sq ft	Built	Miles	Per sq ft
N Lynbrook Dr	Sep 2022	$969,000	3,269		0.07	$296
N Kimberly Rd	Aug 2022	$851,000	3,275		0.04	$260
N Downing St	Mar 2022	$800,000	2,652		0.10	$302
Your home, at the county's value	**Value as of Jan 2023**	**$985,000**	**2,975**	**1987**		**$331**

Median of these sales	**$296 per sq ft**
Your home at that rate	**$296 × 2,975 sq ft = $881,852**
County's value	**$985,000**
Difference	**$103,148 (12%)**

How these sales were chosen

- Recorded sales the county marks as qualified (arm's-length), of the same type of home, before the valuation date (January 1, 2023).
- Within 12 months before that date and within 0.5 miles of your home.
- Heated living area within 20% of yours.

Price per square foot is a simple, common way to compare homes. Differences in lot, condition, updates and views aren't adjusted for. If your home is nicer than these, expect the county to say so; if it needs work, photos help your case.

SAMPLE

How to file in Mecklenburg County

You file the appeal yourself. It’s free to file. The instructions on your notice and the county’s appeals page win over anything here.

1. Find the deadline printed on your 2027 notice of value. The informal review request must be in by that date.
2. Request an informal review on the county’s appeals page (address below) or by mail, as your notice explains.
3. Give the reason in a sentence or two (you can use the cover letter in this packet), and attach the comparable sales page.
4. If any detail on the county record page is wrong, say so and attach proof (a survey, appraisal, photos or closing papers).
5. Keep a copy of everything you send and any confirmation number.

What to enter on the form

Parcel number	**00000000**
Property address	**Sample home, N Lynbrook Dr, Davidson**
County’s 2023 value	**$985,000**
Value you believe is correct	**$881,852**
Reason	**Sales of similar nearby homes before the valuation date support a lower value. See the attached comparable sales.**
Evidence attached	**Comparable sales page and cover letter from this packet (plus any record corrections).**

If it isn’t settled

- The county reviews the request and mails a decision.
- If you disagree with the decision, you can appeal to the Board of Equalization and Review by the deadline in that letter.
- After the Board, the next step is the NC Property Tax Commission.

County contacts

Appeals page	**https://tax.mecknc.gov/property-valuation/property-value-appeals**
Phone	**704-336-7600**

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Cover letter

Check every figure, add anything you know about your home, then sign and send it with your appeal. Change any wording you like.

To: Mecklenburg County Assessor’s Office

Re: Request for review of the 2023 value · Parcel 00000000 · Sample home, N Lynbrook Dr, Davidson

Dear Assessor,

I am asking you to review the 2023 value of my home at Sample home, N Lynbrook Dr, Davidson (parcel 00000000). The county’s value is $985,000, or $331 per heated square foot.

The county’s own sales records show 3 qualified sales of similar homes within 0.5 miles in the 12 months before the January 1, 2023 valuation date. They sold for a median of $296 per heated square foot. At my home’s 2,975 square feet, that indicates a market value of about $881,852. The sales are listed on the attached page.

I ask that the value be adjusted to reflect these sales, to $881,852, or to whatever value the review supports.

Other facts about my home you should know (optional):

Thank you for your review.

Owner name _____

Signature _____

Date _____

Phone or email _____

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For rental owners

The house is only half of a short-term rental’s property tax in North Carolina. The furnishings are taxed too.

- Furniture, appliances and equipment in a rental are business personal property. They’re listed with the county every January, separately from the house.
- Counties value them with the NC Department of Revenue’s cost and depreciation schedules, using what you paid and the year you bought each item.
- Only items you owned on January 1 are listed. Remove anything you got rid of before then.
- A value notice for personal property can be appealed within 30 days of the notice (or of the bill, if there was no separate notice).

This packet covers the house’s value. The furnishings listing is a separate filing with its own form.

SAMPLE

About this packet

Where the data comes from

Mecklenburg County's published parcel and sales records, read on November 9, 2026. Records can contain errors; check the details against your notice before you file.

What it is and isn't

- This packet is an evidence summary to help you file your own appeal. It is not an appraisal.
- HostTaxDefense.com is not a law firm or tax agent, and this packet is not legal or tax advice. It is not a substitute for the advice of an attorney.
- The county decides every appeal. Nothing here promises that your value or your taxes will go down.
- A board can also raise a value it finds too low. Look over the comparable sales before you file.
- If your property has an unusual situation, or you want someone to represent you at a hearing, talk to a North Carolina attorney.

Prepared by

HostTaxDefense.com.

Questions or a problem with this packet: support@hosttaxdefense.com. Order SAMPLE.

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