

Yancey County Tax Revaluation Information

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writing to the Yancey County Tax Office.

NOTE: Only in the year of reappraisal is the property owner allowed to challenge the value of their real property with a completed property reappraisal by a NC Certified Appraiser; the Board of Equalization and Review is obligated to make necessary adjustments to the value on record.

Are there any exemptions or special programs to help me lower my taxes?

Yes, under certain circumstances, you may be eligible for reduced taxes if you meet the requirements specified in the North Carolina General Statutes. A brief description and the basic requirements are described under this section:

- Tax Relief for Elderly & Permanently Disable – Property tax laws exclude the greater of \$25,000 or 50% of the assessed value of your home and land up to and including 1 acre of land from the total assessed value of property owned by residents of North Carolina who reside in this residence and who meet the following requirements:

- 1.) Must be 65 years old or older, or totally and permanently disabled. (If not 65 years old or older, but permanently disabled, you will need certification from a physician licensed to practice medicine in North Carolina. It is essential that the certificate state your disability is total and permanent. This form will be supplied by the Tax Office).

- 2.) Total annual income coming into the home must not exceed the maximum noted on the application. (income is defined as all money coming into your home except inheritances received from a spouse, ancestor or descendant or gifts. For married applicants residing with their spouses, the income of both spouses must be included even if only one is an owner of the property.)

Anyone who meets these requirements can request an exclusion form by calling 828-682-2198.

Applications should be filed prior to June 1 to ensure the exclusion is granted for the tax year. If the June 1st deadline is missed, you may still return the form and appropriate information to our office. We will be required to submit your application to the Board of County Commissioners for their approval. You will need to submit a letter, addressed to the Board of County Commissioners, explaining with just cause as to why the form is late

or was not done timely.

BBB Scam Alert:

College students must spend money on tuition payments and school supplies to prepare for the new year. However, scammers are taking this opportunity to try to steal some of that money through various schemes and scams.

One tactic used to get student's personal information is a phishing email that claims to be from the school's "Financial Department." Messages via text or email may appear, instructing the student to click on a link provided in the email and log in with a student username and password. Don't do it; doing so could give the username, password, or other personal information to scammers while possibly downloading malware onto the device.

Whether you are starting school away from home or have young students who may be vulnerable to such scams, BBB recommends watching out for these financial scams before heading into the new semester.

- Fake credit cards - Offers to apply for the first credit card are tempting to many students. Not only could this create credit problems down the road due to unchecked spending, but some deals could be phony offers designed to access personal information. Research the offers from the credit card flyers and the banking institutions before applying. Review the BBB tip on credit card scams.

- Too good to be true apartments - It's hard not to jump on a convenient apartment so close to campus, especially if it advertises affordable rent. It's tempting to hand over credit

- Exempt Property – North Carolina General Statutes allow for certain types of property to be exempt from property taxes if they meet the requirements specified by the statutes. Some types of exempt property may include but are not limited to the following:

- 1.) Property used for religious purposes
- 2.) Property set aside for burial.
- 3.) Property used for educational, scientific or literary purposes.
- 4.) Property used for charitable purposes.

- Land Use Programs – The North Carolina General Assembly enacted the "Land Use Program," which allows reduced tax values for individually owned property used for agriculture, horticulture or forestry. Basic eligibility requirements as followed:

- 1.) Agriculture: Agricultural land consisting of one or more tracts, one of which consists of at least 10 acres that is in actual agricultural production and that, for the 3 years preceding January 1 of the year for which the benefit is claimed, has produced an average gross income of at least \$1000.

- 2.) Horticulture: Land consisting of one or more tracts, one of which consists of at least five acres that is in actual production and that, for the three years preceding January of the year the benefit is claimed, has either produced an average gross income of \$1,000 or been used to produce evergreens intended for use as Christmas trees and meet gross income requirements.

- 3.) Forestry: Forestland consisting of one or more tracts, one of which consists of at least 20 acres that is in actual production and that is not included in a farm unit. A forestry management plan is required.

NOTE: Present Use Value (PUV) is the value of the land in its current use as agricultural land, horticultural land or forestland, based solely on its ability to produce income and assuming an average level of sound management. PUV tax deferments may be referred to as PUV, Land Use, Farm Use, or simply a "tax break."

To apply for the Land Use Program, or learn more about eligibility requirements, contact the Tax Office at 828-682-2198.

How are taxes determined?

The responsibility of the Tax Department is to maintain the values of all taxable property in the county. The total

7 scams for college students to avoid

card information online to lock in a great spot, but it's always worth seeing the apartment in person before a money transfer. This also applies to Craigslist and social media ads appearing to be from other students looking for roommates. Read more about rental scams.

- ID theft - It's a good idea to start practicing healthy money habits, and one such habit is regularly checking your credit report for unusual activity and possible ID fraud. The official government website to do this for free is annualcreditreport.com. Read BBB's article on How to know if someone stole your identity.

- Scholarship and grant scams - Be wary of phone calls from companies guaranteeing they can help reduce loan payments or offer a hefty grant. Searching the company's name online could bring up scam alerts or negative reviews from other consumers. Read reviews and complaints about the company at BBB.org and contact the school's financial aid office for advice and help regarding financing your education. Scholarship scams can affect college students even after graduation; read our tips on scholarship scams.

- Online shopping scams - Online purchase scams can be especially effective when set up through social media platforms and apps. BBB has tips for smart shopping online and a page dedicated to online shopping tips and scam alerts.

- Test preparation scams - Scammers pretend to be companies that can help students pass exams, but once students

value of all the property in the county is called the tax base. Each county agency and/or department submits an annual operating budget to the Yancey County Finance Officer each fiscal year. This information is reviewed with the County Manager who then submits a recommended total budget to the County Commissioners for their consideration.

The Board of Commissioners, along with the Finance Officer and the County Manager, review the budget and the tax base to determine a recommended tax rate. This is also done to establish a fire district tax.

Of course, this process is not as simple as it sounds, many hours are spent analyzing the departmental budgets, county programs, and outside agencies to arrive at a budget that will provide services to the citizens of Yancey County. The whole process is usually completed by the end of June, and the county commissioners establish the new tax rate by July 1.

Once the tax rates are established, taxpayers receive a consolidated tax bill in August, which includes their county and fire district tax based on that rate.

Each year the Yancey County Board of Commissioners may choose to increase or decrease the tax rate based on current needs within the budget for maintaining operations in the next fiscal year.

Remember – the tax base helps to determine the amount that the County must have to operate local government and support many services that are provided to citizens, including but not limited to; Emergency Medical Services, Fire Departments, Sheriff's Department, Yancey County Schools, License Plate Agency, Public Parks, and many others.

How will the revaluation affect my tax bill?

Tax rates and tax bills are not a consideration in the revaluation/appraisal process. All real property is reappraised or revalued to bring its tax value to a current market level as of the revaluation date. Tax bills remain the same through the four or eight years between revaluation, unless the tax rate is increased or decreased yearly through the budgetary process that is set by the Yancey County Board of Commissioners by July 1.

If you have further questions regarding anything tax related please call the Yancey County Tax Office at 828-682-2198 or visit in person at 110 Town Square.

7 scams for college students to avoid

correspond with the company, the scammers use the messages to blackmail the students into sending funds out of fear of being expelled for cheating. Always read reviews on BBB.org and visit BBB's Scam Tracker to look up a potential scam.

- Awareness of current scams - As tech-savvy as current college students can be, a surprising number of scams reported to BBB's ScamTracker are from students who learned their lesson too late. Use BBB's Scam Tips to learn the latest scam trends and read local reports of specific incidents.

Mt. Pleasant Baptist Church has Good News Club & JYC

Mt. Pleasant Baptist Church invites everyone to join them on Wednesday evenings, 6 - 7 p.m. Good News Club is open for ages infant through 5th grade and JYC for ages 6th through 12th grade.

Mt. Pleasant Baptist Church is located at 151 Scronce Creek Road, West Yancey just off Highway 19E in Burnsville.

We need your stuff!

The Barkin' Basement is a thrift store in downtown Burnsville. All profits from sales support the Yancey Humane Society. We gratefully accept gently used furnishings, appliances, clothing, books, linens, and other household goods. All donations are tax deductible and we offer pickup for larger items! Please call with questions and to schedule pickups. 682-1200.



The day will begin with a stroll around the Balsam Nature Trail, a 3/4 mile trail with interpretive signs. While rated as relatively easy the trail is uneven with tripping hazards so hikers may want to use hiking poles.

Hike The Balsam Nature Trail on Saturday, August 17

Join NC High Peaks for a fun day at Mt. Mitchell State Park on Saturday August 17. The day will begin with a stroll around the Balsam Nature Trail, a 3/4 mile trail with interpretive signs. While rated as relatively easy the trail is uneven with tripping hazards so hikers may want to use hiking poles. The hike will also take us to the summit of

Mount Mitchell for 360-degree views from the highest mountain east of the Mississippi. After the hike we will adjourn to the newly reopened Mt. Mitchell Restaurant for lunch.

Hikers should meet at the lower summit parking lot (at the end of NC 128) near the Balsam Nature Trail Gate at 9:30 am.

Contact hike leader Diane Schramm at emilydianehoover@gmail.com or call (904) 349-0479 for more information and to reserve a spot. As always check the High Peaks website https://nchighpeaks.org/ or Facebook page for possible cancelation due to inclement weather.

LEGAL NOTICE

LEGAL NOTICE

NOTICE TO CREDITORS
Having Qualified as Administrator of the Estate of William Leonard Haney, deceased, late of Yancey County, North Carolina, the undersigned does hereby notify all persons, firms, and corporations having claims against the Estate of said decedent to present them to the undersigned at the address below on or before the 30th day of October, 2024, or this Notice will be pled in bar of their recovery. All persons, firms, and corporations indebted to said estate will please make immediate payment to the undersigned. This, the 31st day of July, 2024. Donna Haney Saunders, 1420 Cherry Street, Vicksburg, MS 39180. The Law Office of April R. Seggerman, PLLC, 10 N. Main Street, Burnsville, NC 28714. Yancey County Estate File # 2024 E 142
Published July 31, August 7, 14, 21, 2024.

LEGAL NOTICE

IN THE GENERAL COURT OF JUSTICE, YANCEY COUNTY NORTH CAROLINA SUPERIOR COURT DIVISION
NOTICE TO CREDITORS
Administrator / Executor Notice

Having qualified as Administrator of the Estate of Bernie Franklin Deyton of Yancey County, North Carolina, this is to notify all persons and corporations having claims against the Estate of said deceased to present them to the undersigned on or before the 6th day of November, 2024 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.
This the 7th day of August, 2024.

Eric Hamilton Deyton
95 R B Deyton Road
Green Mountain, NC 28740
Published August 7, 14, 21, 28, 2024

Times Journal Deadline

Deadline for news copy, pictures, classified advertisements is 12:00 on Friday for Wednesday's publication. Copy should be brought by the office located at 22 North Main Street or mailed to Times Journal, 22 North Main Street, Burnsville, N.C. 28714.

LEGAL NOTICE

THE GREAT STATE OF NORTH CAROLINA IN THE COUNTY OF YANCEY IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION, BEFORE THE CLERK 24 E 192

In the Matter of the Estate of RICHMOND DALE YOUNG, Deceased
NOTICE TO CREDITORS
HAVING QUALIFIED as Executor of the Estate of RICHMOND DALE YOUNG, deceased, of YANCEY COUNTY, NC, this is to notify all persons, firms, and corporations having claims against the estate of said decedent to present them to the undersigned on or before 29 October, 2024, or this notice will be pled in bar of their recovery. All persons indebted to the said estate please make immediate payment.
This the 24th day of July, 2024.

THOMAS STEVEN YOUNG, Executor
104 Woodland Place
Morganton, NC 28655
DONNY J. LAWS, Attorney
P.O. Box 397
Burnsville, NC 28714
Published July 24, 31, August 7, 14, 2024

LEGAL NOTICE

IN THE GENERAL COURT OF JUSTICE, YANCEY COUNTY NORTH CAROLINA SUPERIOR COURT DIVISION
NOTICE TO CREDITORS
Administrator / Executor Notice

Having qualified as Administrator of the Estate of Earl Johnson Rathburn of Yancey County, North Carolina, this is to notify all persons and corporations having claims against the Estate of said deceased to present them to the undersigned on or before the 6th day of November, 2024 or this notice will be pleaded in bar of their recovery. All persons indebted to said estate please make immediate payment.
This the 7th day of August, 2024.

Nancy Lynn Wolforth
1067 Arms Road
Essexville, MI 48732
Published August 7, 14, 21, 28, 2024

LEGAL NOTICE

NOTICE OF SERVICE OF PROCESS BY PUBLICATION
STATE OF NORTH CAROLINA GUILFORD COUNTY IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION

Joseph David Matlock vs. James Scott Easley 24 CVS 4970

Negligence – Motor Vehicle
TO: James Scott Easley: Take notice that a pleading seeking relief against you has been filed in the above-entitled action. The nature of the relief being sought is as follows: money damages for personal injuries, pain and suffering, and other damages to be determined at trial arising from a car accident near Burnsville, North Carolina on December 2, 2021. You are required to make defense to such pleading not later than September 20, 2024 and upon your failure to do so the party seeking service against you will apply to the court for the relief sought.
This, the 7th day of August, 2024,

John H. Wright, Attorney for the Plaintiff
McDONALD WRIGHT, LLP.
330 S. Greene St. Suite 100
Greensboro, NC 27401
Yancey Common Times Journal
Published August 7, 14, 21, 2024

LEGAL NOTICE

Notice to Creditors

Having qualified as Ancillary Administrator of the Estate of EDNA HIGGINS, of Green-ville County, State of South Carolina, this is to notify all persons, firms and corporations having claims against the decedent to present them to the undersigned on or before the 30th day of October, 2024, or this Notice will be pleaded in bar of recovery. All persons, firms and corporations indebted to said estate please make immediate payment to the undersigned.

Judy Gail Coon, Ancillary Administrator
c/o Martin Law Firm, P.A.
633 Merrimon Avenue, Suite D
Asheville, NC 28804
Published July 31, August 7, 14, 21, 2024