

Frequently Asked Tax Questions

Q: How is my property value determined?

A: Union County assesses the property's tax value each year for the Village of Marvin. The assessed value is based on the current market value.

Q: What if I don't agree with the assessed value?

A: Contact the Union County Assessor's Office at (704) 283-3746 to inquire about the appeal process. If the county lowers the assessed value, it will inform the Village. The Village Tax Collector will then notify you and send you an adjusted tax bill.

Q: I didn't receive my tax bill in the mail and now it's late. Do I need to pay a late fee?

A: Yes. NC General Statutes 105-348 does not require the Village to mail tax bills. It is a presumption of notice for all property owners in North Carolina. The Village provides bills as a courtesy and the Tax Collector makes every effort to forward bills to the appropriate owners. There is no authority to waive late fees unless there is a clerical error (NCGS 105-380).

Q: For what time period does the current tax bill cover?

A: The taxes are based on the fiscal year, not the calendar year. For example, the 2008 tax bill is the time period of July 1, 2008 through June 30, 2009.

Q: When is the last day to pay my taxes without penalty?

A: The last day to pay your tax bill without penalty is January 5. If the 5th falls on a weekend, the last day to pay without penalty is the Monday thereafter. The Village of Marvin accepts a January 5 postmark date for on-time payment.

Q: I have an escrow account set up with my mortgage company to pay my taxes. Do I need to worry about payment?

A: Even if you expect that your mortgage company will pay your tax bill, the owner is ultimately responsible to ensure payment is made. If you are uncertain if your mortgage company will pay, be sure to contact the company before the due date to avoid late fees.

Q: What if the taxes were not paid when I closed on my new house?

A: Contact your closing attorney or check your HUD statement. It is possible a credit was issued to you or the attorney's office intends to pay out of a trust account. If you become the current owner at the time taxes are delinquent, you are subject to any/all collection enforcement measures, including garnishment, levy, and foreclosure.