

POLICY REQUIRING NOTIFICATION OF REMOVAL OF BUILDINGS OR STRUCTURES FOR PURPOSES OF ASSESSMENT

I. Purpose

The purpose of this policy is to ensure accurate property tax assessments by requiring timely notification to Sandy River Plantation when buildings or structures are removed from a property. Proper notification enables the Plantation to reflect changes in property value in the appropriate tax year.

II. Scope

This policy applies to all property owners within Sandy River Plantation who remove any building or structure from their property and seek an abatement or reassessment of property taxes based on the removal.

III. Policy

The assessed value of real property is determined by its status as of April 1 each year. Any removal of a building or structure from a property after April 1 will not affect the assessed value for the current tax year but may affect the following year's assessment.

To be eligible for reassessment and potential abatement, the property owner must notify Sandy River Plantation using the designated notification form. Notification of changes must be submitted **prior to April 1** to be considered for the upcoming assessment year.

Failure to notify the Plantation in a timely manner will result in the property being assessed as if the building or structure remains in place for the current tax year.

Example: If a garage is removed on April 19, 2025, the property owner will still be taxed on that garage for the 2025–2026 tax year. The change will be reflected in the assessment as of April 1, 2026, assuming timely notification is provided.

IV. Effective Date

This policy is effective as of **January 14, 2025**, and supersedes all previous policies or informal practices regarding the removal of buildings or structures within Sandy River Plantation.