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2024 Mobile Communication and Tower Aggregator Companies Annual Report for Ad Valorem Tax Valuation

Company Information

Company Name _____

Home Office Address _____

State of Incorporation _____ Date of Incorporation _____

Principal Place of Business in NC _____

Contact Name _____ Contact Phone _____

Contact Email _____ Contact Fax _____

Tax Preparer Company Name *(If different from above)* _____

Tax Preparer Address _____

Tax Preparer Name _____ Tax Preparer Phone _____

Tax Preparer Email _____ Tax Preparer Fax _____

Provide the address and contact information for assessment notices and property tax billing. *(If different from above)*

Correspondence Address _____

Contact Name _____ Contact Phone _____

Contact Email _____ Contact Fax _____

Attachments

- All applicable schedules are completed and attached.
- Leased tower space report completed and attached.
- Tower asset depreciation schedule completed and attached.

Affirmation

This affirmation must be signed by the owner or a principal officer of the company.

Under penalties prescribed by law, I hereby affirm that to the best of my knowledge and belief this report, including any accompanying statements, inventories, schedules, and other information is true and complete.

Signature _____ Date _____


Printed Name _____ Title _____

Mobile Communication and Tower Aggregator Companies Summary of Towers and Associated Reports

(Valuation Information as of January 1, 2024)

Company Name _____

Schedule A Summary of Towers Owned or Leased

 Do not include costs for fencing, shelters, and additional improvements at the tower site. Report these costs on Schedule C.

Asset Number	Tower Type (Guyed, Self Supporting or Monopole)	Height of Tower (ft)	Year Tower Built	Original Cost	Is there a shelter at this location?	Is the shelter owned by the listing company?	Shelter Size L x W (ft)	Physical Address	City	Taxing Jurisdiction (If known)	Latitude	Longitude

Schedule B Tower Summary Reports

Provide reports of the following information for the firm, as of January 1, 2024.

1. List all companies leasing space on your towers by tower asset number.
2. Depreciation schedule detailing the capitalized tower assets listed on Schedule A, net of disposals. Include the original cost, accumulated depreciation, and net book value. Assets should be identified by the physical address and/or asset number from Schedule A. Do not include mobile telecommunications property listed on Schedule C.

► Below are excerpts from the North Carolina General Statutes that are applicable to this listing. The full text of the statutes are available online at <https://www.ncleg.gov/Laws/GeneralStatutes>.

§ 105-333. Definitions... (17a) Tangible personal property of a mobile telecommunications company. - All tangible personal property located in this State that is owned by a mobile telecommunications company or is leased to and capitalized on the books of a mobile telecommunications company in accordance with generally accepted accounting principles, including cellular towers, cellular equipment shelters, and site improvements at cellular tower locations. The term does not include FCC licenses or authorizations or other intangible personal property.

§ 105-333. Definitions... (17b) Tangible personal property of a tower aggregator company. - All tangible personal property located in this State that is owned by a tower aggregator company or is leased to and capitalized on the books of a tower aggregator company in accordance with generally accepted accounting principles, including cellular towers, cellular equipment shelters, and site improvements at cellular tower locations.

§ 105-333. Definitions... (22) Tower aggregator company. - A company that provides tower infrastructure for broadcasting and mobile telephony and that leases space on the tower infrastructure to mobile telecommunications companies.

§ 105-335(c)(4). Property of Mobile Telecommunications Company. - Each year, as of January 1, the Department shall appraise at its true value the tangible personal property of a mobile telecommunications company as provided in G.S. 105-336(c) and G.S. 105-336(d).

§ 105-335(c)(5). Property of Tower Aggregator Company. - Each year, as of January 1, the Department shall appraise at its true value the tangible personal property of a tower aggregator company as provided in G.S. 105-336(d).

§ 105-336(c). Appraising Tangible Personal Property of Mobile Telecommunications Companies. - In determining the true value of the tangible personal property of a mobile telecommunications company (excluding towers), the Department of Revenue shall consider the original cost of the property as reflected in the books of account maintained by the company in accordance with generally accepted accounting principles. The Department of Revenue may also consider what it would cost to replace or reproduce the property. In either case, an appropriate deduction shall be made for all forms of depreciation, including physical deterioration, functional obsolescence, and external or economic obsolescence.

§ 105-336(d). Appraising Tangible Personal Property of Tower Aggregator Companies and Certain Property of Mobile Telecommunications Companies. - In determining the true value of the tangible personal property of a tower aggregator company (excluding towers), the Department of Revenue shall consider the original cost of the property as reflected in the books of account maintained by the company in accordance with generally accepted accounting principles and may also consider what it would cost to replace or reproduce the property. In determining the true value of a tower of a tower aggregator company or a mobile telecommunications company, the Department of Revenue shall consider what it would cost to replace or reproduce the tower, based on tower height and type, as determined by a nationally recognized cost service commonly utilized by appraisers. For all property, an appropriate deduction shall be made for all forms of depreciation, including physical deterioration, functional obsolescence, and external or economic obsolescence.

- Below are schedule references from the Department’s Cost Index and Depreciation Schedules. The published document is available online at <https://www.ncdor.gov/news/reports-and-statistics/property-tax-publications/cost-index-and-depreciation-schedules>.

Cellular and Tower Equipment

B-25 Schedule

- Towers
- Shelters
- Fencing

B-10 Schedule

- Power Supply
- PBX (Internal Phone System)
- Microwave Antennas
- Cabinets

U-6 Schedule (Digital Equipment)

- Antenna Cell Site
- Cellular Equipment
- Tools and Testing Equipment
- Telephones
- Pagers
- Antennas
- 2G and 3G Equipment (Where 4G has not been deployed.)

B-3 Schedule (Digital Equipment)

- 2G and 3G Equipment (Where 4G has been deployed.)

B-3 Schedule (Analog Equipment)

- Antenna Cell Site
- Cellular Equipment

Leasehold Improvements

N-25 Schedule

- Improvements made to towers.

N-10 Schedule

- Improvements not made to towers.

Retail Store and Office Equipment

K-10 Schedule

- Furniture and Fixtures

U-5 Schedule (Data Processing)

- Computers
- Software

Additional Information

- ▶ As soon as the Department has determined the appraised valuation of the public service company, the company will be notified of the proposed valuation and shall have 20 days in which to take exception to the value and request a hearing before the Property Tax Commission.
- ▶ Having determined the true value allocable to each local taxing unit, the Department will certify the appraised value to each taxing unit and each taxing unit shall tax the assessed valuation at the rate of tax levied against other property subject to taxation therein.

Filing Requirements

Filing Deadline: March 31, 2024



Notice: This report will be rejected and returned if all schedules are not completed as required.



File by Mail: Attn: Local Gov Div / Property Tax
 NC Department of Revenue
 PO Box 871
 Raleigh, NC 27602-0871



Electronic File: Email a scanned copy of the **signed** and completed return with supporting documentation to: ncpublicservice@ncdor.gov. When filing electronically, please do not mail the original return.

Contact Us



(919) 814-1129



(919) 715-3107



ncpublicservice@ncdor.gov



For questions related to billing, please contact the county directly. A list of county contacts is available on our website at <https://www.ncdor.gov/taxes-forms/property-tax/property-tax-counties/north-carolina-county-assessors-list>.