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## 2026 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, in an excel format for lists that exceed a dozen items.
- 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 \_\_\_\_\_





► 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

#### N-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, 2026 - Filing by email to [ncpublicservice@ncdor.gov](mailto:ncpublicservice@ncdor.gov) is recommended**



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](mailto:ncpublicservice@ncdor.gov). When filing electronically, please do not mail the original return.

### Contact Us



(919) 814-1129



(919) 715-3107



[ncpublicservice@ncdor.gov](mailto: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>.