Burke County 2027 Revaluation Taskforce Committee Meeting Minutes
December 2, 2025 | 9:00 AM
Burke County Commissioners Chambers | 110 N. Green St., Door E, Morganton, NC
Livestream Link: https://www.youtube.com/watch?v=9cz_z0XftbQ

Committee Members Present: Jerry Norvel; Evan Crawley; Johnnie Carswell; Tim Newton; Kevin Farris; Brian Smith; Jim Belote

Staff Present: Brian Epley, John Bridgers, Emma Mathews

I. **Call to Order**
Chairman Johnnie Carswell called the meeting to order at 9:01 am.

II. **Approval of Agenda**
Chairman Carswell entertained a motion to approve the agenda. Kevin Farris motioned, Evan Crawley seconded.

III. **Approval of Minutes**
Chairman Carswell entertained a motion to approve the draft minutes from the November 4, 2025, meeting. Evan Crawley motioned, Tim Newton seconded.

IV. **New Business**

A. **Introduction of New Members**

i. Chairman Carswell recognized recently appointed Task Force members Brian Smith and Jim Belote.

1. Brian Smith introduced himself as a born and raised resident of Burke County who has been a home builder for 30 years. Burke County Commissioner Brian Barrier asked Mr. Smith if he would be interested in serving on the 2027 Revaluation Taskforce Committee.
2. Jim Belote is originally from Newport News, Virginia, is a graduate of William and Mary, and has been licensed in real estate in North Carolina for roughly 50 years. Mr. Belote hopes his experience will be helpful to the Revaluation Taskforce.

B. **Introduction to CAMA and Valuation Framework Presentation – Namrita Nelson, Property Valuation Manager**

i. Chairman Carswell introduced Namrita Nelson, Property Valuation Manager. John Bridgers, Burke County Tax Administrator, explained what CAMA stands for: computer assisted mass appraisal. County Manager Brian Epley gave general background information about information that would be included in Namrita's presentation. Namrita's presentation focused on sales rations and why they matter, specifically how they will guide the 2027 revaluation. Namrita's

presentation ended with next steps which include finishing clustering market areas, completing vacant land pricing, and at the Jan. 6, 2026, meeting, discussing unimproved land values by market area.

C. **Consideration of Revaluation Period Qualifying Sales and Computer Sales Ratios**

i. Chairman Carswell entertained a motion to accept the schedule of sales ratios. Kevin Farris motioned, Evan Crawley seconded.

ii. Chairman Carswell entertained a motion to accept Namrita Nelson's CAMA and Valuation Framework Presentation. Kevin Farris motioned, Evan Crawley seconded.

V. Member Reports

A. No member reports were made.

VI. Next Meeting Date

The next meeting of the 2027 Revaluation Task Force will be Tuesday, January 6, at 9am.

VII. Adjournment

Chairman Carswell entertained a motion to adjourn the meeting. Jerry Norvel motioned, Brian Smith seconded. The meeting adjourned at 10:08 am.

Respectfully Submitted,

Emma Mathews
Executive Assistant to the Burke County Manager

Approved January 6, 2026

Name: JOHNNIE CARSWELL

Signature: John Carswell

Title: Chairman, 2027 Burke County Tax Revaluation Task Force

Name: Emma Mathews

Signature: Emma A.

Title: Secretary, 2027 Burke County Tax Revaluation Task Force