Burke COUNTY

September 2027 Reappraisal/Schedule of Values Update

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What Is a Revaluation?

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North Carolina law (G.S. 105-286) requires every county to periodically reappraise all real property so that assessed values reflect current market value.

Why it's required	Burke County's cycle	What gets updated
Without revaluation, some property owners end up paying more (or less) than their fair share as market values drift apart over time.	Burke County last revalued in 2023 and has moved to a 4-year cycle — this revaluation takes effect **January 1, 2027**.	Land and building values for every parcel in the county are reviewed and updated to reflect market conditions as of January 1, 2027.

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Why This Matters to You

A higher assessed value does NOT automatically mean a higher tax bill.

Your tax bill = Assessed Value × Tax Rate — and the tax rate is set separately by the Board of Commissioners each year during the budget process.

Fairness

Uniform, up-to-date values ensure the property tax burden is distributed fairly across all owners.

Transparency

The SOV is public record — anyone can review the standards and rates used to value their property.

Your input matters

The public hearing, and the appeal process that follows, are your opportunities to be heard.

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What Is the Schedule of Values (SOV)?

In plain terms:

The Schedule of Values, Standards, and Rules (SOV) is the manual the Assessor's Office uses to appraise every property in the county the same way. It sets the rates, tables, and procedures for valuing land, homes, farms, and businesses — so two similar properties are valued consistently, whoever appraises them.



Required by N.C.G.S. 105-317 before every revaluation

It covers:

- Land value & neighborhood tables
- Building cost & depreciation schedules
- Present-use value rates for farmland
- Rules for special properties (income, commercial)

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Who Is Doing the 2027 Revaluation?

Burke County's 2027 revaluation is being conducted entirely in-house by the County's own Tax Office — no outside vendor contract required.

Our Team

4 licensed real property appraisers plus 1 data analysis team member — all Burke County staff

Local Knowledge/Task Force Committee

Our appraisers know Burke County's neighborhoods and sales activity firsthand — no learning curve required

Scope of Work

Field data collection, appraisal, appeals support, and delivery of final values — for all 60,000 parcels, start to finish

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What Outside Vendors Charge NC Counties

Pender County	$44 per parcel • $2.3M contract for ≈50,000 parcels (Vincent Valuations, 2023)
Alamance County	≈$32 per parcel • ≈$2.57M contract for ≈80,000 parcels (Vincent Valuations, 2027 revaluation)
NC Statewide Average	$18.46 per parcel — average revaluation budget, 2008 and later (UNC School of Government)
If Burke Outsourced	60,000 parcels × recent NC contract rates ≈ $1.9M – $2.6M for a one-time vendor contract
Burke's Actual Approach	**In-house team, already on staff — no added contract cost to taxpayers**

Sources: Pender County and Alamance County board-approved reappraisal contracts (2023, 2025); UNC School of Government, A Citizens' Guide to the Revaluation and Assessment of Real Property in North Carolina.

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A Cost Saver for Burke County Taxpayers

Completing the revaluation in-house is projected to save Burke County taxpayers an estimated $1.9M – $2.6M compared to hiring an outside firm.

Our Team

4 licensed real property appraisers plus 1 data analysis team member — all Burke County staff

What a Vendor Would Cost

60,000 parcels × recent NC vendor rates ($32–$44/parcel) ≈ $1.9M–$2.6M, one time

Net Savings

No new contract awarded — the same scope of work, completed with existing, already-budgeted staff

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How the 2027 Schedule of Values Is Completed and Used in 5 Phases

1 Field Data Collection → 2 Sales & Market Analysis → 3 Building the Schedule of Values → 4 Applying Values & Quality Review → 5 Delivery & Appeals Support

Burke County's in-house appraisal team manages each phase of the reappraisal, from the first property visit to the final values delivered to the Board. The next few slides walk through what happens at each stage.

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Phase 1: Field Data Collection

What gets collected:

- Property characteristics — size, age, condition, construction quality
- On-site measurements and verification for commercial and residential properties
- Building permit records and aerial photo review for residential properties
- Confirmation of any additions, renovations, or changes since the last revaluation



Field data collection completed Spring 2026

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Phase 2: Sales & Market Analysis

1 Verified Sales

Recent, arms-length property sales across the county are confirmed and screened to ensure they reflect true market transactions.

2 Neighborhood Delineation

Properties are grouped into market areas — neighborhoods — where values tend to move together.

3 Ratio Studies

Sale prices are compared to current assessed values to measure how closely values track the market.

4 Time & Trend Adjustments

Sales are adjusted to a common valuation date so seasonal or year-over-year market shifts don't skew results.

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SALES RATIO STUDY · 2023 SOV, TRENDED TO 2026

Vacant Land

Bldg + Misc Improvement = 0 · 1,252 sales

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Vacant Land — Median Sales Ratio by Year

Bldg + Misc Improvement = 0 · 2023 SOV, trended to 2026

Township	SR 2023	SR 2024	SR 2025	SR 2026
Drexel	0.964	0.932	0.965	1.084
Icard	0.886	0.897	0.811	0.736
Jonas Ridge	0.859	0.950	0.726	0.666
Linville	0.794	0.760	0.736	0.724
Lovelady	0.933	1.030	0.882	0.915
Lower Creek	0.876	0.677	0.609	0.513
Lower Fork	0.773	0.742	0.624	0.933

Township	SR 2023	SR 2024	SR 2025	SR 2026
Morganton	0.911	0.935	0.960	0.699
Quaker Meadows	0.713	0.940	0.739	0.639
Silvercreek	0.963	0.745	0.570	0.739
Smokey Creek	0.755	0.770	0.653	0.928
Upper Creek	1.092	0.634	0.466	—
Upper Fork	0.990	0.769	0.655	0.730

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Vacant Land — Sale Ratio & Trended SR (to 2026)

Bldg + Misc Improvement = 0 · Sales ratio untrended 2026

Township	Sale Ratio	Trended SR	# of Sales
Drexel	0.99	1.08	46
Lower Fork	0.71	0.93	91
Smokey Creek	0.75	0.93	23
Lovelady	0.94	0.92	220
Silvercreek	0.75	0.74	127
Icard	0.87	0.74	331
Upper Fork	0.77	0.73	25

Township	Sale Ratio	Trended SR	# of Sales
Linville	0.77	0.72	94
Morganton	0.91	0.70	144
Jonas Ridge	0.83	0.67	20
Quaker Meadows	0.76	0.64	62
Lower Creek	0.64	0.51	53
Upper Creek	0.78	—	16

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SALES RATIO STUDY · 2023 SOV, TRENDED TO 2026

All Sales

Improved + Vacant combined · 4,641 sales

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All Sales — Median Sales Ratio by Year

Improved + Vacant combined · 2023 SOV, trended to 2026

Township	SR 2023	SR 2024	SR 2025	SR 2026
Drexel	0.827	0.821	0.778	0.807
Icard	0.849	0.774	0.747	0.723
Jonas Ridge	0.821	0.749	0.750	0.745
Linville	0.783	0.752	0.730	0.726
Lovelady	0.851	0.808	0.787	0.805
Lower Creek	0.820	0.692	0.640	0.697
Lower Fork	0.823	0.688	0.673	0.778

Township	SR 2023	SR 2024	SR 2025	SR 2026
Morganton	0.839	0.757	0.762	0.780
Quaker Meadows	0.870	0.785	0.746	0.770
Silvercreek	0.831	0.704	0.713	0.758
Smokey Creek	0.763	0.842	0.733	0.729
Upper Creek	0.745	0.798	0.629	0.764
Upper Fork	0.785	0.619	0.763	0.684

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All Sales — Sale Ratio & Trended SR (to 2026)

Improved + Vacant combined · 2023 SOV, trended to 2026

Township	Sale Ratio	Trended SR	# of Sales
Drexel	0.81	0.81	295
Lovelady	0.81	0.80	589
Morganton	0.79	0.78	1040
Lower Fork	0.74	0.78	241
Quaker Meadows	0.79	0.77	338
Upper Creek	0.73	0.76	64
Silvercreek	0.74	0.76	487

Township	Sale Ratio	Trended SR	# of Sales
Jonas Ridge	0.78	0.74	77
Smokey Creek	0.76	0.73	46
Linville	0.75	0.73	232
Icard	0.78	0.72	1001
Lower Creek	0.70	0.70	147
Upper Fork	0.73	0.68	84

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Phase 3: Building the Schedule of Values

Market data from Phases 1 and 2 is translated into the standardized rates and tables that make up the Schedule of Values — the same manual every appraiser uses to keep values consistent countywide.

Land Value Tables	Cost & Depreciation Schedules	Income Models
Built from vacant land sales and neighborhood analysis to set per-acre or per-lot land rates.	Replacement cost tables for buildings, adjusted for age and condition to reflect current construction costs.	For commercial and income-producing properties, rental income and expense data support value estimates.

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Phase 4–5: Applying Values & Quality Review

The Schedule of Values is applied to every parcel, then tested for accuracy before anything is finalized.

Model Application

The Schedule of Values is applied consistently to every property using the County's CAMA system.

Statistical Testing

Sales-ratio studies, Coefficient of Dispersion, and Price-Related Differential confirm values are accurate and uniform.

Notice of Value Mailing

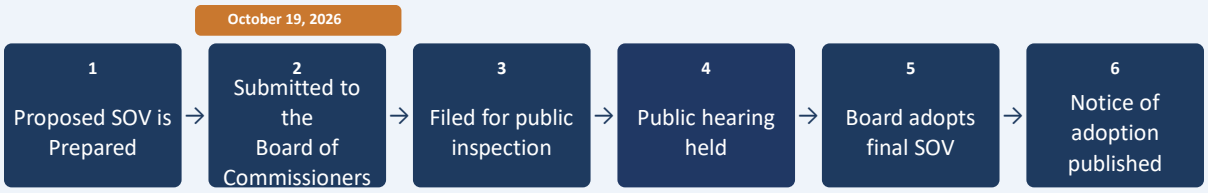
Once final values are confirmed, Notices of Value are mailed to every property owner — expected February 2027.

Appeals Support

Burke County's Tax Office supports the informal review and appeals process once notices are mailed to owners.

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The Legal Process (N.C.G.S. § 105-317)



The Assessor must submit the proposed SOV at least 21 days before this hearing. After adoption, the Board's Order must be published for four consecutive weeks, with the last publication at least 7 days before the deadline to appeal the Schedule's validity.

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Key Dates for the 2027 Schedule of Values

Oct 19, 2026	**Schedules delivered to the Board (N.C.G.S. 105-317)**
Oct 21, 2026	Notice of Public Hearing published
Nov 16, 2026	Public hearing on proposed Schedules & Adoption
Nov 18, 2026	Notice of adoption published (4 consecutive weeks
Nov 18-Dec 16, 2026	Notice of Adoption published (4 consecutive weeks)
Dec 16, 2026	Last day to challenge the Schedule's validity (NC Property Tax Commission)

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Thank You

Questions & Comments Welcome

Burke County Tax Department

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