Tax Assessment Reappraisal & Schedule of Values

Presented by

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Assessment

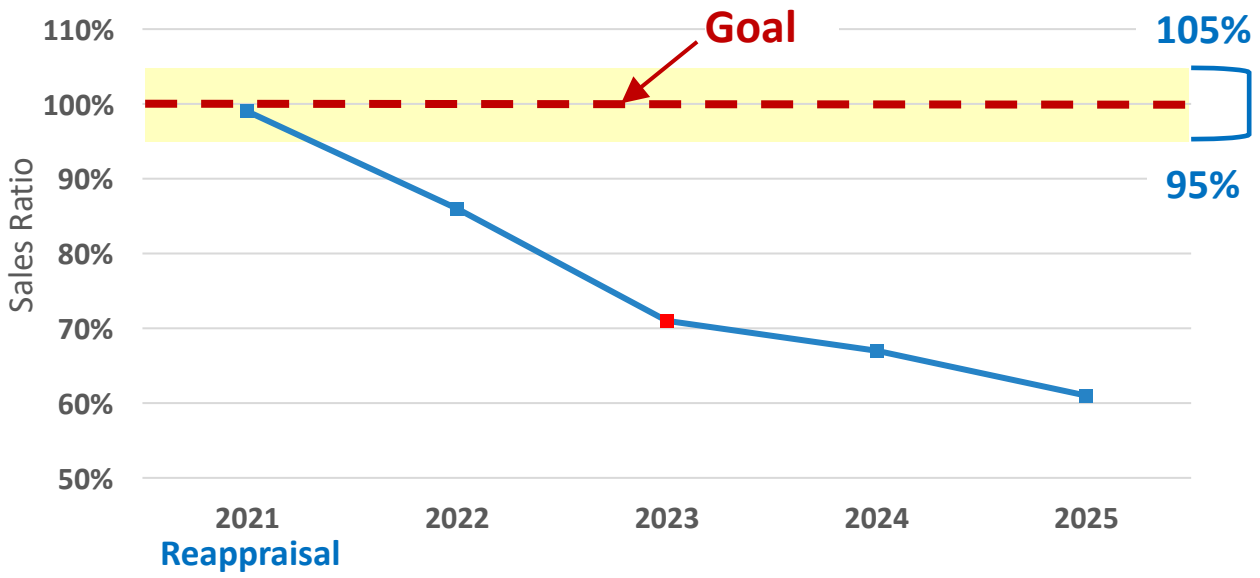
Agenda

1. **Reappraisal 2026 Update**
   - Methodology enhancements
   - Helene impacted properties
   - What's happening now?

2. **Formal Presentation of the Schedule of Values**

Why Reappraise?

$$\frac{\text{Assessed Value}}{\text{Sale Price}} = \text{Sales Ratio}$$



NCDOR requires us to do so
Notice to perform reappraisal within 3 years received on 01/01/2023.

Values currently reflect January 1, 2021
We are currently still utilizing and adhering to the **2021** Schedule of Values.

§ 105-283 ***.... All property…shall be appraised at its true value in money***

Currently scheduled for January 1, 2026 & January 1, 2029, will follow.

Methodology Enhancements

Luxury and Modest Properties Focus

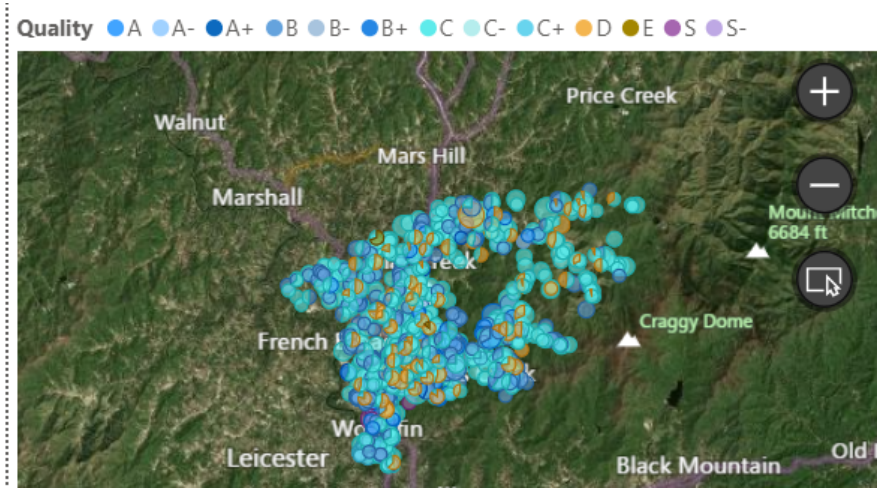
- Team focused on luxury and modest properties
- Data quality audits and site-visits

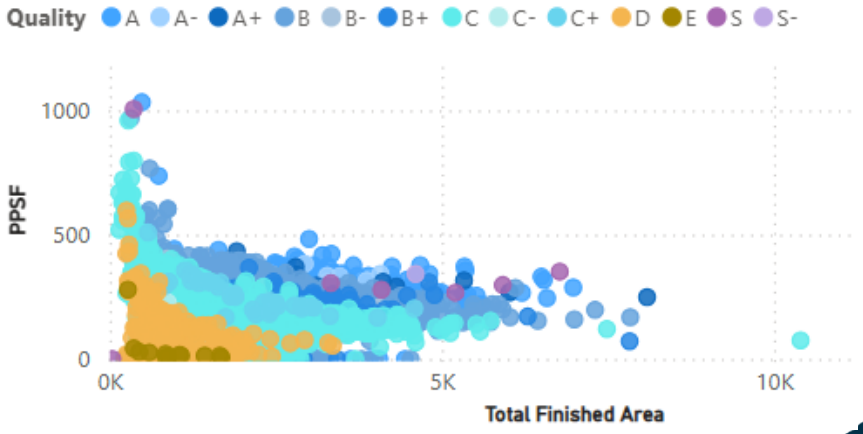
Land and Building Valuation Enhancements

- Updated Data-driven work files and reports
- Back-end data improvements to allow for “fine tuning”
- Revaluation of all land components across the county

Market Area Audits and Delineation

- Hands-on data quality audit and review of each area
- GIS-based analysis to ensure accuracy of boundaries
- Consolidation with “like” and adjoining areas

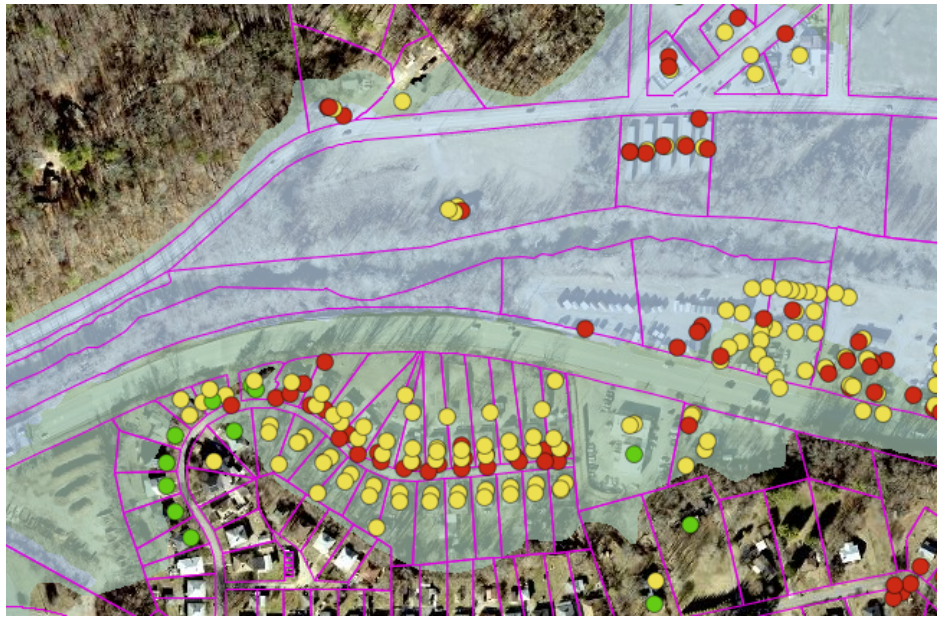




What about Helene?

Using methodology that has been used throughout the State and Nationally after a hurricane to provide new values to Helene impacted properties.

- *FEMA Damage Assessment Operations Manual*
- *Guidance from IAAO research*
- *School of Government Resources*
- *Peers (Dare County, Onslow County, Western North Carolina Counties)*



New values were applied to Helene impacted parcels and updated in our system for the <u>2025</u> tax bills

What's happening now?

Monitoring Helene Damaged Properties
- Site visits
- Reviewing permits
- Resident and local business input

Outreach
- Community meetings
- Media and social media

Site Visits
- Conducting site visits
- Visting parcels needing a condition assessment

Audits and Data Enhancements
- Continuing work on data improvements
- Performing studies as recommended by IAAO.

Reappraisal Consultant
- Regular meetings to review process
- Independent analysis of Commercial sector
- Independent review of residential processes.
- As-needed support.

Schedule of Values

Schedule of Values

§ 105-317(c)(1) ***The values, standards, and rules required by subdivision (b)(1) shall be reviewed and approved by the board of county commissioners before January 1 of the year they are applied.***

§ 105-317(b) ***….each revaluation…it shall be the duty of the assessor to see that:***

(1) ***Uniform schedules of values, standards, and rules*** *to be used in appraising real property at its true value and at its present-use value are prepared and are sufficiently detailed to enable those making appraisals to adhere to them in appraising real property.*

- Acts as a guide or manual for the appraisal team
- Explains the basics and requirements of the appraisal process
- Promotes equity in assessments
- Promotes transparency

If it's not in the schedule, then we cannot do it.

Three Approaches to Value



Cost Approach

Most useful valuation tool for unique properties that rarely sale.

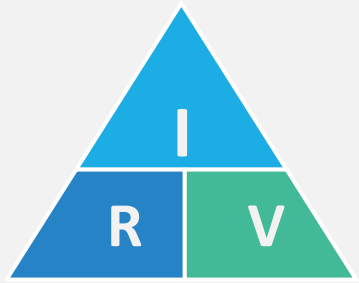
- *Churches, Specialized Industrial, Government*



Sales Comparison

Most useful for types of properties with significant market activity.

- *Single-family homes, condominiums, townhomes*

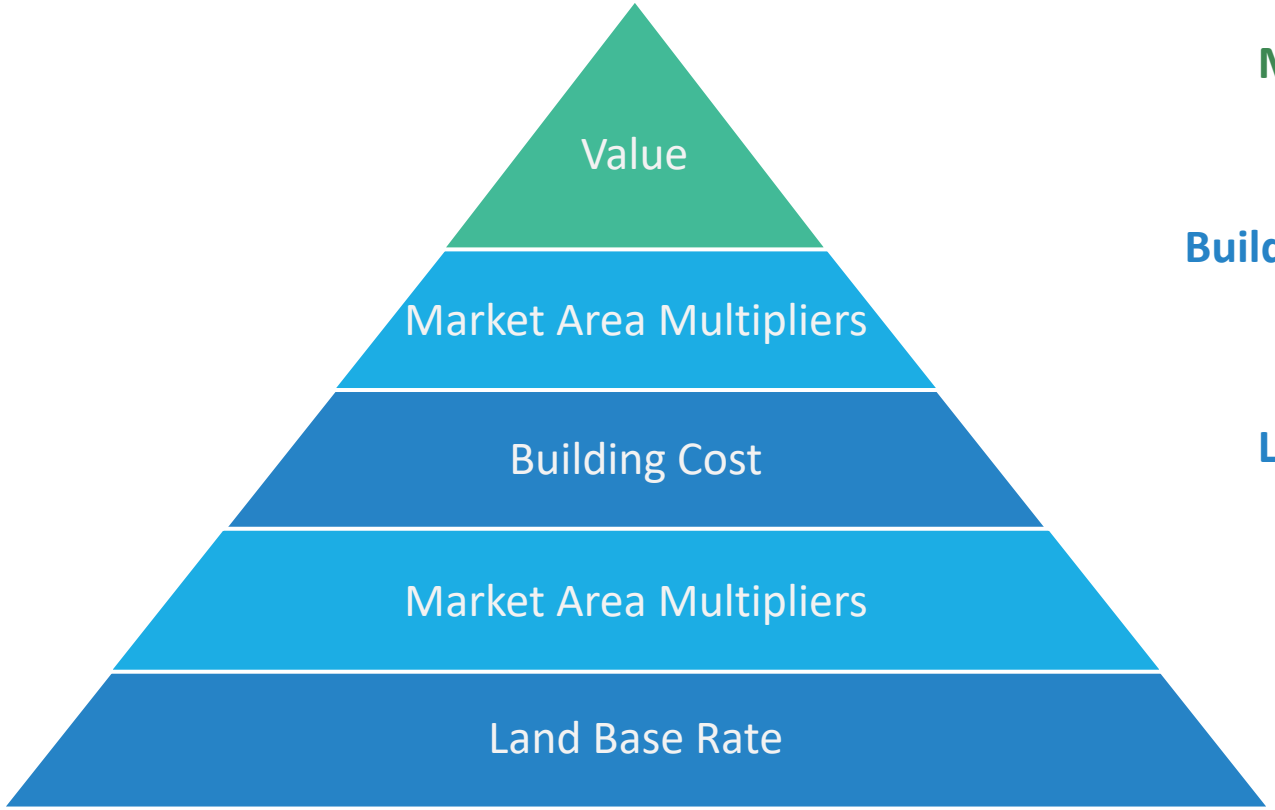


Income Approach

Standard valuation method for commercially leased and income-producing properties.

- *Apartments, Hotels, Offices, Warehouses, Stores*

Market Adjusted Cost



Market Value = Building Value + Land Value

=

Building Value = Building Cost x Market Multipliers

+

Land Value = Base Rate x Market Multipliers

Scenario

Value a Single-Family Residential Parcel



Example Only Scenario

Value a Single-Family Residential Parcel

Component	Data	Rate
Living Area (RLA1)	1,200 sf	$160/sf
Finished Basement (RBGL)	500 sf	$110/sf
Unfinished Basement (RUBA)	500 sf	$28/sf
# Kitchens	1	$15,000 per
# Baths	2	$15,000 per
# Half Baths	1	$10,000 per
# Fireplaces	1	$6,000 per
% Heated / % A.C. sq. ft.	87% / 87%	$3.50 / $3.50
Construction Quality	B	1.25 factor
Condition/Age	G / 10 yrs	-1.8%

4 bedroom, 2 ½ bath, 2,200 sq. ft.
Neighborhood: SA-OKFA
Condition : Good
Acreage : 0.44 Acres
Size Adjusted Land Rate: 200,000/Ac.
Land Market Factor: 1.05
Building Market Factor: 1.02

Land Value = Acreage x Land Rate
Building Value = Depreciated Total

Example Only Scenario

Value a Single-Family Residential Parcel

Component	Data	Rate	
Living Area (RLA1)	1,200 sf	$160/sf	**$192,000**
Finished Basement (RBGL)	500 sf	$110/sf	**$55,000**
Unfinished Basement (RUBA)	500 sf	$28/sf	**$14,000**
# Kitchens	1	$15,000 per	**$15,000**
# Baths	2	$15,000 per	**$30,000**
# Half Baths	1	$10,000 per	**$10,000**
# Fireplaces	1	$6,000 per	**$6,000**
% Heated / % A.C. sq. ft.	87% / 87%	$3.50 / $3.50	**$13,398**
		$335,398	
Construction Quality	B	1.25 factor	**$419,248**
Condition/Age	G / 10 yrs	-1.8%	**$7,546**

4 bedroom, 2 ½ bath, 2,200 sq. ft.
Neighborhood: SA-OKFA
Condition : Good
Acreage : 0.44 Acres
Size Adjusted Land Rate: 200,000/Ac
Land Market Factor: 1.05
Building Market Factor: 1.02

Land Value = $88,000 x 1.05
Building Value = $411,702 x 1.02

$512,336

Present-Use Value







PUV Programs
Agricultural – Cattle, Poultry, Tobacco, Corn
Horticultural – Vegetables, Christmas Trees, Nursery Products
Forestland – Commercial tree growth
Wildlife – Conservation, Hunting, Fishing

Deferment program that provides significant decrease in production acreage land rates

Administered and maintained by Assessment office

Rules, requirements, **value schedules**, and guidelines set by the **Use Advisory Board** and approved by **NCDOR**

What's Next?

08/19/2025	**Formally present to the Board of Commissioners**
08/20/2025	Advertise
09/02/2025	Public hearing
09/16/2025	**BOC resolution to adopt the schedule**
09/17/2025	Publish notice of adoption for 4 consecutive weeks
10/17/2025	Appeal period ends