Reappraisal 2026

Presented by

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Assessor

Overview

This reappraisal is the beginning of putting the recommendations of staff and both the **Adhoc Reappraisal Committee** and the **Keene Study** into action.

Committee Recommendations

- Increased full-time and contracted employee staffing
- Real estate listing audit process
- Outreach and education

Keene Study Recommendations

- Luxury and modest appraiser
- Sales Validation Analysis Enhancements
- Relist of eight census blocks where data quality issues are likely
- Improve property type and location classifications
- Assessment internship program
- Modeling implementation
- Develop a more comprehensive toolset for reviewing and revising values.

Reappraisal of Land

Valuation deep-dive on all land

- Analyzed previous reappraisal sales to test the model
- Historic review of land values in specific areas

Technical improvements in the CAMA system

- Received training from a consultant on land valuation within the CAMA
- Transitioned to more modern calculation standards using curves

Land Value = Market Value

- Isolating vacant sales within market areas for analysis
- Established land to building allocation values to value already improved parcels where vacant land sales less frequently.
- Established baseline rates in rural, urban, suburban, and platted neighborhoods



Building Enhancements

Team dedicated to luxury and modest properties
Site visits, permit reviews, neighborhood quality and condition audits, and specialized tasks/reviews.

Detailed sales validation
Uniqueness of each property type requires more time and investigation.

Schedule of Values enhancements
New luxury designations in the schedule of values and quality codes that allow the team to assign more accurate quality grades. New size adjustment table for luxury property.

Are we accounting for the unsold?
More focus on the unsold properties and their characteristics, and how market adjustments affect them.





Preparation and Outreach

Community and Organization Meetings

Neighborhood meetings ,HOA meetings, and organizations such as LOTSAR, Rotary, etc.

Advertising and Social Media

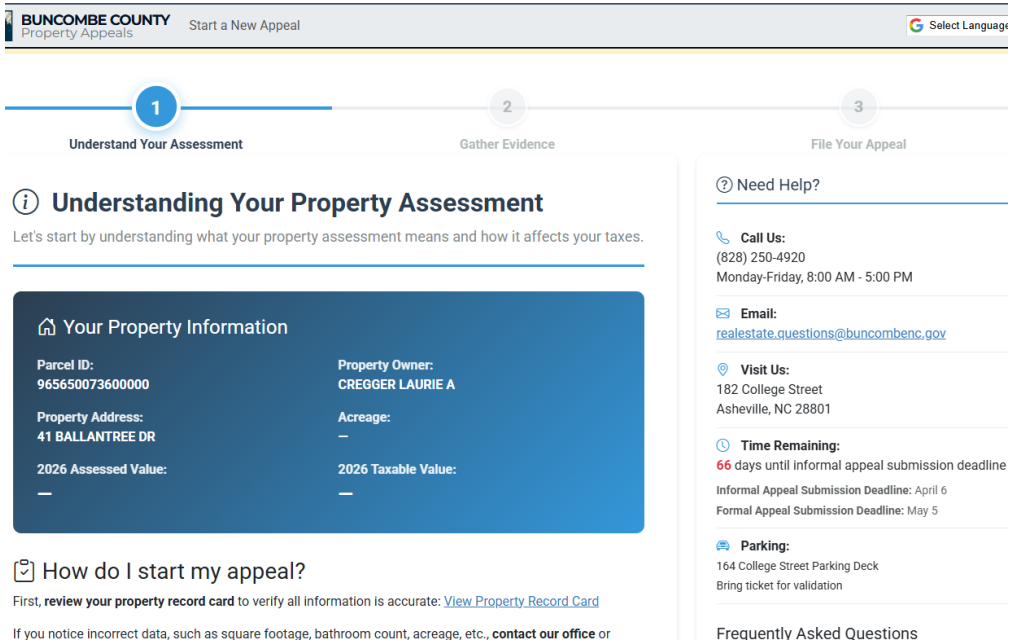
WLOS, Facebook, Instagram, etc.

Enhanced appeals site

Mobile friendly, easy to understand instructions, and ability to book an appointment to discuss the appeal.

Appeal Clinics and Volunteers

Community volunteers from different groups are interested in assisting property owners with the appeal process.

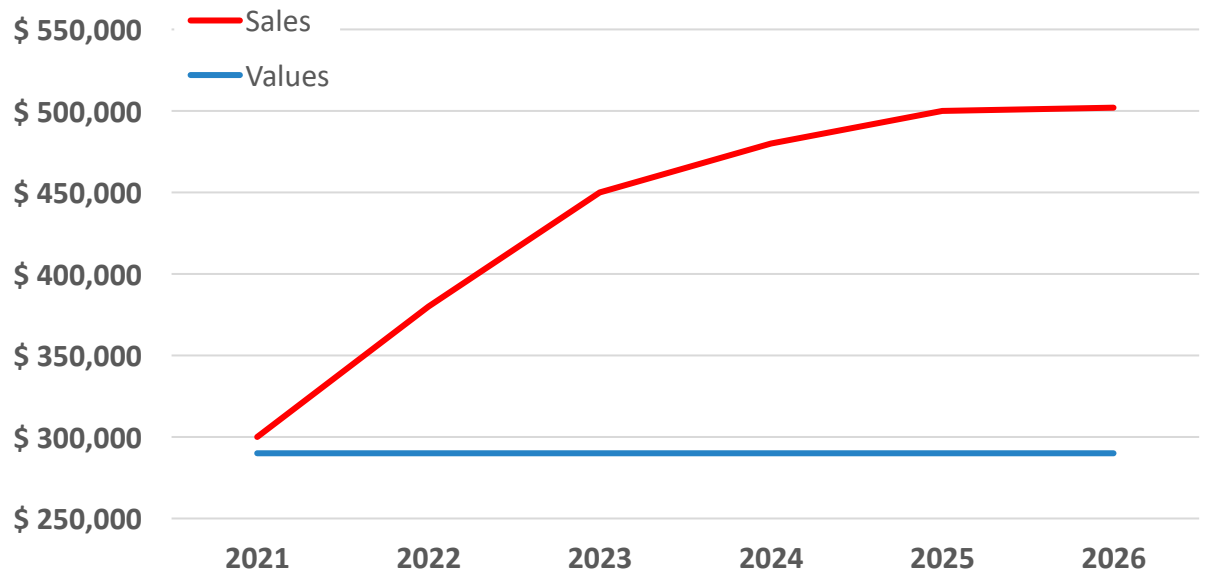


Property Values Post-Helene

Helene damage information is still coming in
Staff collected data on thousands of damaged parcels, we're still getting information from properties owners.

Market values in these areas have declined
Decline is relative to the current market; they have however remained well above 2021 appraised values.

Helene damage will still be accounted for in 2026
Staff has visited and reviewed all known damaged properties in these areas to track progress. Additional adjustments are being made for floodplain properties that front streams and rivers where land is damaged.



YOY Residential Sales Price v. 2021 Property Values (County-wide)

2025 Reappraisal Comparison

Rank	County	% Increase	Last Reappraisal
1	Dare	73%	2020
2	Lenoir	73%	2017
3	Durham	71%	2019
4	Johnston	70%	2019
5	New Hanover	67%	2021
6	Cumberland	65%	2017
7	Jackson	61%	2021
8	Union	60%	2021
9	Forsyth	55%-57%	2021
10	Cleveland	55%	2021
11	Caldwell	56%	2021
12	Transylvania	54%	2021
13	Person	54%	2021
14	Orange	52%	2021
15	Davie	51%	2021
16	Wayne	50%-55%	2019
17	Stanly	30%-40%	2021
18	Surry	25%	2021

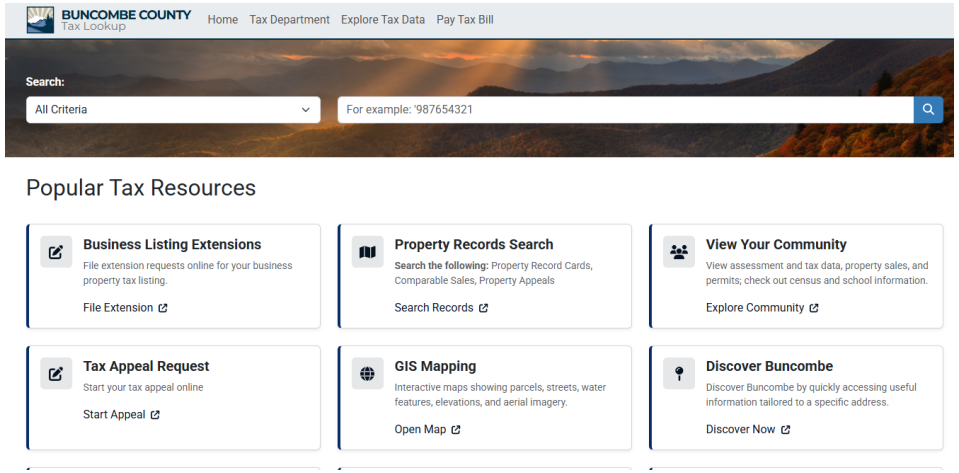
Buncombe will likely fall in this range



What's Next?

02/18/2026	Begin mailing out notices of value to property owners (property owners can begin appeals)
March – April	Community outreach, meetings, and appeal clinics
05/05/2026	Appeal filing period ends
June 2026	Board of Equalization begins hearing formal appeals
August 2026	Property tax bills mailed to residents

Resources



Learn more about reappraisal and view our schedule for appeal clinics and community meetings.

www.buncombenc.gov/myvaluebc

Property owners can appeal. Real estate: (828) 250-4940

- If you disagree with your value, appeal and/or contact our office.
- There are multiple ways to appeal your value:
  - **Online:** tax.buncombenc.gov
  - **Mail:** 182 College St. Asheville, NC 28801
  - **Drop-off** in person or at our drop-box

Have questions about your appeal or property? Book an appointment before or after filing.

Make sure your property card is up to date at tax.buncombenc.gov.

Do you qualify for tax relief ? Exemptions: (828)-250-4915

- Elderly, Veterans, Disabled
- Deadline to apply is 6/1

Housing Preservation Strategies

- Community Oriented Development – Incentivized density when affordable housing and exceptional design are included
- Increased Density – Successful end to single-family zoning allowing at least two homes on every lot where adequate utilities are available
- Small Area Planning – Overlay districts, infrastructure, amenities

Housing Preservation Investments

- Emergency Repair Program (FY21-25)
  - Investment: $3,358,017
  - Unit Impact: 383
- Tenant Based Rental Assistance (FY21-25)
  - Investment: $580,550
  - Household Impact: 626
- Homeowner Grant Program – (FY22 -26)
  - Investment: $1,190,700
  - Household Impact: 3,969