Burke County 2027 Revaluation Taskforce Committee Meeting Minutes
March 3, 2026 | 9:00 AM
Burke County Commissioners Chambers | 110 N. Green St., Door E, Morganton, NC
Livestream Link: https://www.youtube.com/watch?v=7ryi_Gka0JQ

Committee Members Present: Tim Newton, Johnnie Carswell, Kevin Farris, Jerry Norvel, Jim Belote, John Bridgers

Committee Members Absent: Brian Smith, Evan Crawley

Staff Present: Hugh Sandoe, Emma Mathews

I. **Call to Order**

Chairman Johnnie Carswell called the meeting to order at 9:00 am.

II. **Approval of Agenda**

Chairman Carswell entertained a motion to approve the agenda. Kevin Farris motioned, Tim Newton seconded, unanimous vote overall.

III. **Approval of Minutes**

Chairman Carswell entertained a motion to approve the draft minutes from the February 3, 2026, meeting. Jerry Norvel motioned, Jim Belote seconded, unanimous vote overall.

IV. **New Business**

A. **Note from Chairman Carswell**

i. Chairman Carswell made the Reval Task Force aware of Senator Phil Berger announcement of plans to file a bill in the upcoming short session to halt all property tax revaluation changes for 12 months. The intent is to allow the Senate Republican time to examine potential property tax reforms, citing concerns about the burden of rising local budgets on North Carolinians. The impact of this proposed moratorium on Burke County remains uncertain, and the group acknowledged that the County Commissioners and tax institutes are not in favor of such a pause.

B. **Commercial Property Revaluation Overview – Namrita Nelson, Property Valuation with comments from Tyrone Haas, Commercial Appraiser**

i. Burke County currently has 4,300 commercial and industrial properties, of which 546 are government-owned and 607 are otherwise exempt (including churches and Duke Energy properties). This leaves about 3,000 taxable commercial parcels, with 731 of those being vacant lots. Although commercial parcels make up only 5.8% of all

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parcels, they account for about 17% of the county's total property value, highlighting their economic significance.

To analyze and value commercial properties, the county has developed market clusters: Cluster 0 (downtown Morganton), Clusters 1 and 2 (within Morganton city limits), Cluster 3 (the I-40/70 commercial corridor), and rural areas outside these zones. The valuation framework uses three approaches: cost, sales comparison, and income. The income approach is most commonly used for commercial properties, relying on cap rates to convert net operating income into market value. The county uses market data and services like CoStar to estimate rents, expenses, and cap rates, but recognizes that small, rural properties may require different methods.

The meeting concluded with the unanimous approval of the proposed cap rates and market clusters.

V. Member Reports

VI. Next Meeting Date

The April meeting was unanimously canceled, and the next meeting will be May 5, 2026 at 9:00am.

VII. Adjournment

Chairman Carswell entertained a motion to adjourn the meeting. Kevin Farris motioned, unanimous vote overall. The meeting adjourned at 9:55am.

Respectfully Submitted,

Emma Mathews
Executive Assistant to the Burke County Manager

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Approved May 5, 2026

Name: ___Johnnie Carswell_____

Signature: _____

Title: Chairman, 2027 Burke County Tax Revaluation Task Force

Name: ___Emma Mathews_____

Signature: _____

Title: Secretary, 2027 Burke County Tax Revaluation Task Force

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