



2023 Revaluation Update

MECKLENBURG COUNTY ASSESSOR'S OFFICE

ASSESSOR KEN JOYNER

ASSISTANT ASSESSOR BRAD FOWLER

Revaluation - Why

- North Carolina General Statute 105-286 - revaluation at least once every eight years.
 - Last conducted 2019
 - The Mecklenburg County BOCC advancement to a 4-year cycle
 - Values/assessments stay closer to current market
 - Public stays more educated on the Revaluation Process
 - Reduces the likelihood of large market increases seen in 8-year cycles



Revaluation Purpose

1. Redistribute the property tax base
Fair and equitable assessments
2. Valuations/assessments updated to current market levels

* A revaluation is not a means to increase property tax revenue *



Progress to Date



396,851 Parcels in Mecklenburg County

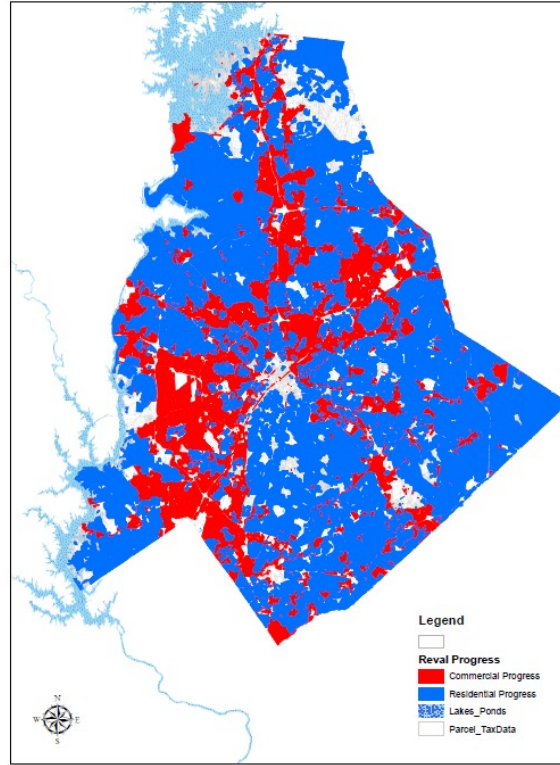


**372,973 Parcels have been through
the initial review process – 94%**



Progress to Date

Reval Progress as of 06/01/2022



Median Sales Price
\$ 388,767

Median Sales Ratio
99.6%



Neighborhood Delineation

- Considered one of the most important tools in the revaluation process
- Divides Mecklenburg County into smaller geographic area
- Developed using natural and manmade boundaries
- Analyzing market data is easier, and ensures equity
- Maintains consistent values in a manageable market area



Sales/Market Transactions

- 2019 Revaluation Qualified Sales
 - 24,092 in 2016
 - 25,073 in 2017
 - 23,183 in 2018
- 2023 Revaluation Qualified Sales
 - 6,376 in 2022 as of 6-1-2022
 - 27,124 in 2021 (Qualification process is 99% completed)
 - 25,319 in 2020
 - 24,461 in 2019



Citizens Review Committee

- Nine-member panel – appointed by the BOCC
- Highly qualified group of individuals
- Copy of General Statutes
- Meetings will begin March 2022
- Meetings will end December 2022



Citizen's Review Committee

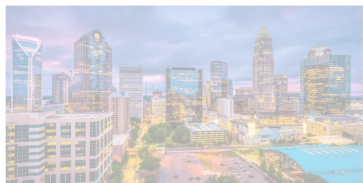
- Purpose of the Citizen's Review Committee:
- Review overall operations
- Review the revaluation process
- Review appraisal methods
- Study statistical reports as to the 2023 Revaluation
- Monitor the progress
- Report its conclusions to the Board of County Commissioners and make recommendations



Communication Plan



2023 REVAL COMMUNICATION
PLAN



BRAD FOWLER ASSISTANT ASSESSOR [@BFAAS](#)

MECKLENBURG COUNTY ASSESSOR'S OFFICE
3205 FREEDOM DR, SUITE 3500 CHARLOTTE NC 28208

- Will present Revaluation information to all municipalities
- Website-Branding and video messaging
- Speaking engagements throughout the County
- Revaluation Brochure



2023 Property Revaluation Important Dates

- **January 1, 2023:**
Countywide Revaluation
Effective Date
- **January 23, 2023:**
Notice of January 2023
Real Estate Assessed Value Mailed
- **July 2023:**
Tax Bill Mailing



Notice of 2023 Real Estate Assessed Value is sent
to all Mecklenburg County property owners.

Mecklenburg County Property Revaluation - Learn how it affects you.



Scan for updates and important dates

Mailing Address:

Assessor's Office P.O. Box 36819
Charlotte, NC 28236-6819

Assessor's Office - Real Estate

P.O. Box 31127 Charlotte, NC 28231

Office Location:

Assessor's Office, Valerie Woodard Center
3205 Freedom Drive, Suite 3500

Office Hours:

Monday - Friday, 8 a.m. - 5 p.m.
Closed on Mecklenburg County Holidays

Learn more:

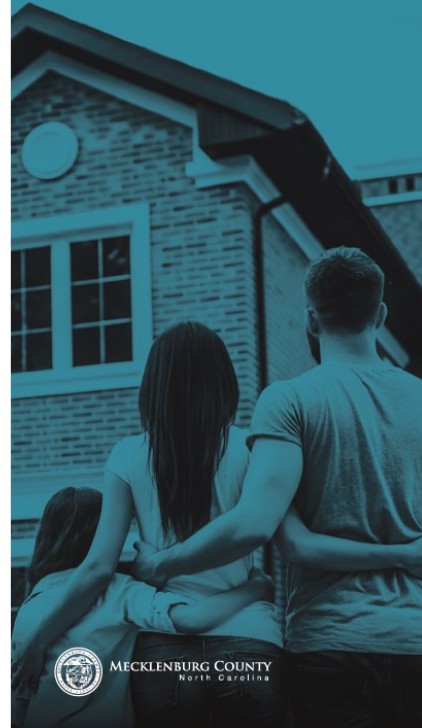
Reval.MeckNC.gov



MECKLENBURG COUNTY
North Carolina

Mecklenburg County Property Revaluation

Learn how it affects you.



MECKLENBURG COUNTY
North Carolina

Meetings Around Mecklenburg

<u>Community Meetings Leading Up to 2023 Reappraisal</u>	
Meeting	Date
Archwell Health	27-Sep
Library Exemption Information With Tonya Lewis	20-Oct
Reval Presentation District 6	17-Nov
Library with Tonya Lewis	19-Jan
Howie Acres Community	1-Feb
Grier Heights Community	7-Feb
Archwell Health	21-Feb
Ravenwood Community	23-Feb
Hidden Valley Community	1-Mar
Reval Staff Presentation	4-Mar
Habitat Symposium	8-Mar
Citizens Review Committee	10-Mar
Cady Lake	14-Mar
Charlotte Rotary Club	22-Mar
Library Tonya Lewis	23-Mar
Charlotte Providence Rotary	31-Mar
Greater Charlotte Apartment	1-Apr
Cornelius	4-Apr
Helen Adams	5-Apr
Citizens Review Committee	5-Apr
Pineville	12-Apr
Mint Hill	14-Apr
Huntersville	18-Apr
Citizens Review Committee	19-Apr



Meetings Around Mecklenburg

Matthews	25-Apr
Davidson	26-Apr
Helen Adams South Charlotte	3-May
Hoskins Coalition Group	10-May
Citizens Review Committee	11-May
SeversvilleCommunity	16-May
Citizens Review Committee	23-May
Vernedale	25-May
Kiwanis	26-May
Charlotte Blue Ridge Chapter of American Mensa	27-May
City Of Charlotte	31-May
Charlotte Regional Mortgage Lenders Association	2-Jun
CCIM Regional Breakfast at Dilworth Neighborhood Grill	9-Jun
Tuesday Morning Breakfast Forum	14-Jun
Lake Norman Huntersville Rotary	16-Jun
South End Community Coalition	21-Jun
Archwell Health	27-Jun
Heather Glen	28-Jun
Paradigm Tax Group	14-Oct



In the News

Demand will keep pushing Charlotte home prices up in 2022

Homes in Charlotte will only continue to become more expensive in 2022, say 28 local real estate agents we polled in a recent survey.




 Charlotte Observer

2 NC cities are among the hottest US housing markets in 2022, new Zillow report says

The typical home value in Charlotte is \$329,961, according to Zillow, and home values are forecast to rise 21% through November. The housing...



 WCNC.com

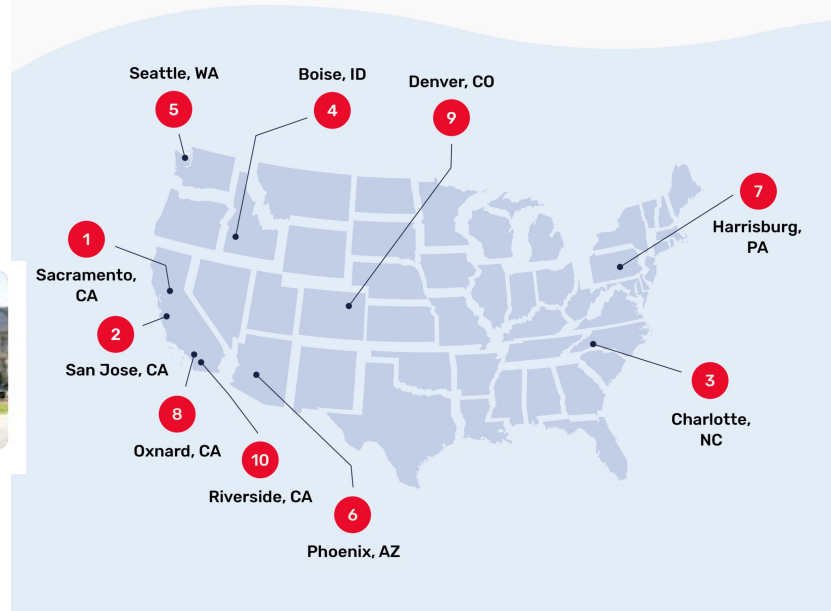
Charlotte is still one of the hottest housing markets in the country

Charlotte is still one of the hottest housing markets in the country. Zillow says the typical home value is \$330,000 and it expects values to...



realtor.com®

Top Housing Markets — of 2021 —



Technology For Our Citizens



Mecklenburg County ~ Property Record Card Property Search

Find a property

All ▼



Map



(0)

WELCOME TO THE MECKLENBURG COUNTY PROPERTY INFORMATION SYSTEM

This online search tool allows you to look up detailed information about real estate properties in Mecklenburg County, North Carolina as recorded by the County Assessor's Office. Information about current ownership, mailing address, legal property description, property values, building details, land use, sales, deeds, tax bills, street maps and directions can all be found on the detail pages of a chosen property.

After entering your address your property will be available



Mecklenburg County ~ Property Record Card Property Search

Results

Doe

All



(0)

Print

PARCEL ID: 00104243

123 Main St
Charlotte NC

John Doe, Jane Doe
123 Main St
Anywhere USA

Total Appraised Value
\$521,000



Land Building Features Value Changes More

Tax Bill

Comper

NBH


Pictometry

Community

More

Technology

Spatialist Property Record Card

**Mecklenburg County - Property Record Card Property Search**

17912123

SEARCH Land Use: NRC Filter: Reset Results: Stop

Account

Parcel ID 17912123
Account No 182950

Location Address

123 Main St
Anywhere USA


Current Owner(s)

John Doe, Jane Doe


Mailing Address

123 Main St
Anywhere USA

Land Use Code: R100
Land Use Desc: SFR
Exemption/Deferral: *
Neighborhood: R810
Legal Description: L11 & P10 B1 M0-421
Land: 2 LOT
Last Sale Date: 08/28/2017
Last Sale Price: \$348,000



Make an Inquiry



Valuation

Land Value	\$202,800
Building Value	\$74,600
Features	\$1,800


Total Appraised Value \$278,600 *

Overview Land Details Permits Sales History Tax Bill Policies Print Record Card

Overview

Building (1)

Year Built	1938
Built Use / Style	SINGLE FAMILY RESIDENTIAL
Story	TWO STORY
Total (SqFt)	2,577
Heat	FORCED AIR - DUCTED
Fuel	GAS
Heated Area	2,000
Foundation	CRAWL SPACE
External Wall	ALUMINUM, VINYL
Fireplace(s)	1
Full Bath(s)	2
Half Bath(s)	1
Bedroom(s)	3



Misc Improvements

Disclaimer

Mecklenburg County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

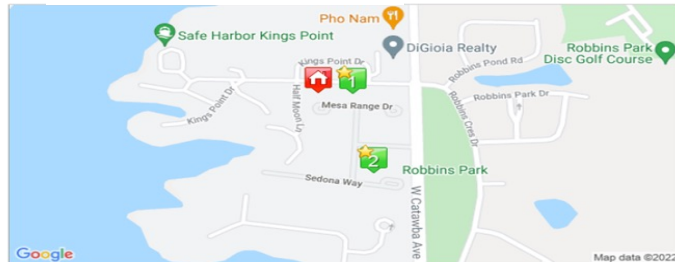
Developed for Mecklenburg County - Property Record Card Property Search by Spatialist



See Comparable Sales

The screenshot shows the Zillow website interface. At the top, there's a navigation bar with links like 'Home', 'Rentals', 'Sell', 'Buy', 'Mortgage', 'Refinance', 'Insurance', 'Auto', 'Life', 'Credit', 'Investment', 'Business', 'Legal', 'Estate', 'Health', 'Travel', 'Education', 'Technology', 'Finance', 'Real Estate', 'Home Improvement', 'Garden', 'Pet', 'Food', 'Fashion', 'Beauty', 'Hobbies', 'Sports', 'Travel', 'Education', 'Technology', 'Finance', 'Real Estate', 'Home Improvement', 'Garden', 'Pet', 'Food', 'Fashion', 'Beauty', 'Hobbies', 'Sports'. Below this, the main header shows 'COMPER - Mecklenburg, NC' and a search bar with '1000000' entered. The left sidebar has a 'Refine Property' section with filters for 'Market Value' (\$500K - \$1M) and 'New My Comparisons'. The main content area shows a map of properties for sale in Mecklenburg, NC, with several yellow house icons and price tags. A red box highlights the 'Save My Comparisons' button, and a red arrow points to the 'Create post-automatically attaches to Media log' button. The bottom of the page shows a 'Compare' button and a 'Google' logo.

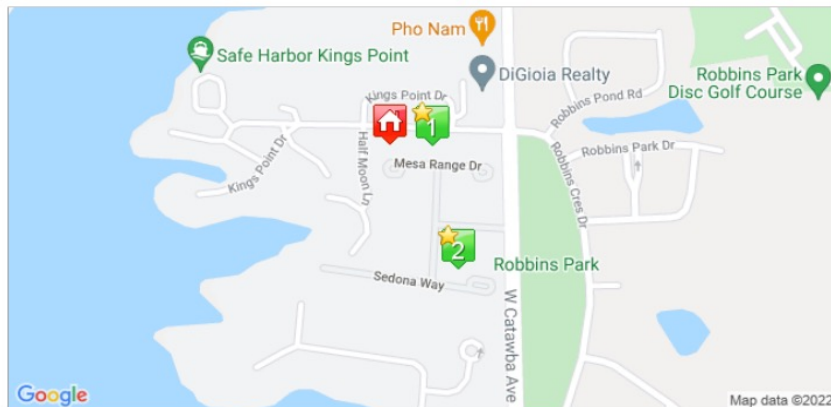
Comparable Report: 123 Main St | Charlotte NC



	Subject	Comp #1	Comp #2
			
	00104243	00104240	00104270
	123 Main St	123 Main St	123 Main St
	Anywhere USA	Anywhere USA	Anywhere USA
Distance	123 ft	211 ft	718 ft
Sale Price	N/A	\$455,000	\$500,000
Sale Date	N/A	22 Jun 2018	3 Aug 2017
Neighborhood	A127	A127	A127
Finished Area	3,260 Sqft	2,723 Sqft	2,658 Sqft
Full Baths	3	2	2
Bedrooms	3	3	4
Exterior Wall	STUCCO, HARDCOAT	FACE BRICK	STUCCO, HARDCOAT
Building Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY

GET YOUR PERSONALIZED REPORT

Comparable Report: 17824 MESA RANGE DR CORNELIUS



Subject



00104243

123 Main St

Anywhere USA

Comp #1



00104240

123 Main St

Anywhere USA

Comp #2



00104270

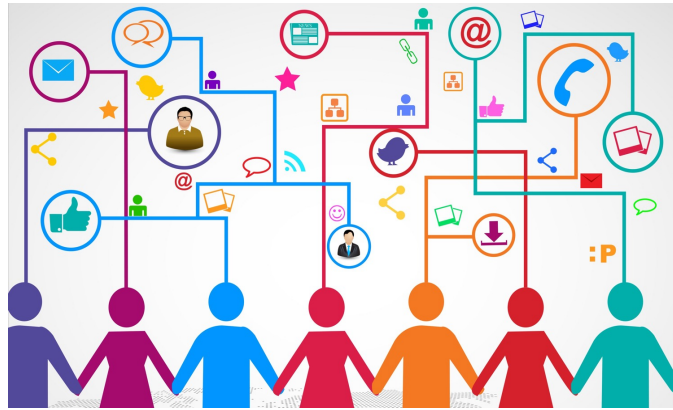
123 Main St

Anywhere USA

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Building Type	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY

Modria

- A convenient tool to share information, communicate and build relationships in our community.
- Coming back online Fall 2022!





MECKLENBURG COUNTY ASSESSOR'S OFFICE

RELIEF IS ON THE WAY: IMPORTANT INFORMATION
ABOUT PROPERTY TAX REDUCTIONS



Tax Exemptions and Exclusions

APPLICATION DUE Jan 1- June 1

- Elderly or Disabled Requirements (exclusion of \$25,000 or 50% of taxable value, up to 1 acre)



- Deed in applicant's name or title to residence as of January 1st
- Must be N.C. resident
- At least 65 years of age or totally and permanently disabled.
- 2021 Income requirement is \$31,900 for the 2022 Application



Tax Exemptions and Exclusions

Disabled Veterans Homestead Exclusion (first \$45,000 of assessed value)

Deed in applicant's name or title to residence as of January 1st

Must be N.C. resident

Honorably discharged veteran – 100% disabled (service related) or receive benefits for specially adapted housing under 38 U.S.C. 2101

There is no age or income requirement

Application available online or call 980-314-4226 (4CAO) for application



2023 REVALUATION UPDATE

"We Value Mecklenburg County"

- * **Nov. 2021-March 2023** **Community Engagement**
- * **February-December 2022** **Citizens Review Committee**
- * **December 2022** **CAO Value Finalization**
- * **January 2023** **Notices of Value Mailing to Property Owners**
- * **January 2023** **Informal Appeals Period Begins**
- * **May 2023** **BER Appeal Period Ends**
- * **July 2023** **FY23 - Tax Bill Mailing to Property Owners**





Questions



MeckNC.gov