



Let's talk **Value**

Learn how the 2027 property revaluation affects you

Mecklenburg County
Office of Tax Administration

LEARN MORE
Scan code or visit
Reval.MeckNC.gov



What is Property Revaluation?

- **Required by law:** North Carolina law requires all counties to conduct a property revaluation at least every eight years
- **What it does:** Every property is reviewed and assessed to determine its market value as of January 1 of the revaluation year
- **Mecklenburg County's approach:** Revaluations are conducted every four years to
 - Keep values closer to current market conditions
 - Reduce the likelihood of large, unexpected increases
 - Help residents stay informed about the process



Let's talk **Value**

Revaluation Process



Since January 2024, our appraisers have reviewed sales, analyzed market trends, and evaluated every parcel to ensure fair, accurate, and equitable values in preparation for the 2027 Revaluation.



Initial Valuation: Where We Stand Today

430,000

Parcels Valued

An initial valuation has been completed for every property in Mecklenburg County

56,000

Sales Reviewed

Appraisers have analyzed 56,000 recent qualified property sales to help ensure accurate, market-based values

Next: Appraisers will review every parcel again before finalizing the value of your property



Let's talk **Value**

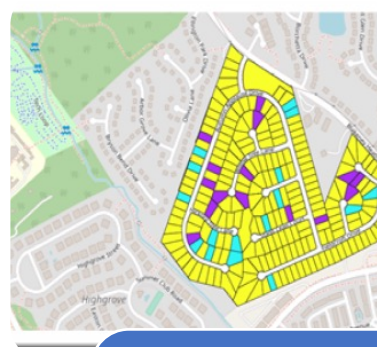
How Property Values Are Determined

UNITS	TYPE	NEIGHBORHOOD	ASSESSMENT
1.00000	LOT	8915	\$105,000

.DING	
BUILDING (1)	
lot Area	2,897
or Built	2005
or Use / Style	SINGLE FAMILY RESIDENTIAL
or	AVENUE
or	2.0 STORY
or	FORCED AIR - DUCTED
or	BAR
or	SLAB-RESIDENTIAL
or	ALUMINUM VINYL
or	1
or	2
or	1
or	4
or	3

Property Information Listed

- Property Records
- Land Records



Define Market Neighborhood

- Similar Property Characteristics
- Similar Market Behavior
- Similar Economic Influences

14916 Colonial Park Dr Mount Airy	
Distance: 0.12 Mi	Sale Date: 12/01/2022
Parcel ID: 011494002	Sublot: 1.010
Finished Area: 2,004 sqft	Full Bath: 2
14923 Colonial Park Dr	
Distance: 0.12 Mi	Sale Date: 12/01/2022
Parcel ID: 011494002	Sublot: 1.010
Finished Area: 2,004 sqft	Full Bath: 2
13220 Centerville Ln	
Distance: 0.12 Mi	Sale Date: 12/01/2022
Parcel ID: 011494002	Sublot: 1.010
Finished Area: 2,004 sqft	Full Bath: 2
13239 Centerville Ln	
Distance: 0.12 Mi	Sale Date: 12/01/2022
Parcel ID: 011494002	Sublot: 1.010
Finished Area: 2,004 sqft	Full Bath: 2
14724 Colonial Park Dr	
Distance: 0.12 Mi	Sale Date: 12/01/2022
Parcel ID: 011494002	Sublot: 1.010
Finished Area: 2,004 sqft	Full Bath: 2
14730 Colonial Park Dr	
Distance: 0.12 Mi	Sale Date: 12/01/2022
Parcel ID: 011494002	Sublot: 1.010
Finished Area: 2,004 sqft	Full Bath: 2
13203 Centerville Ln	
Distance: 0.12 Mi	Sale Date: 12/01/2022
Parcel ID: 011494002	Sublot: 1.010
Finished Area: 2,004 sqft	Full Bath: 2
13207 Piedmont Dr	
Distance: 0.12 Mi	Sale Date: 12/01/2022
Parcel ID: 011494002	Sublot: 1.010
Finished Area: 2,004 sqft	Full Bath: 2
14716 Colonial Park Dr	
Distance: 0.12 Mi	Sale Date: 12/01/2022
Parcel ID: 011494002	Sublot: 1.010
Finished Area: 2,004 sqft	Full Bath: 2

Market Analysis

- Analyze Recent Neighborhood Sales
- Sales Prices
- Age, Size, Condition, Location



Assessed Value

Reflects Market Value as of January 1, 2027
Applied Consistently Across Similar Properties
NCGS § 105-286



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Oversight

Citizens Revaluation Advisory Committee



Nine-Member Panel

Appointed by the Board of County Commissioners



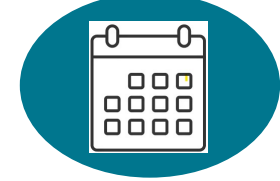
Highly Qualified

Mecklenburg County Citizens with relevant expertise in Real Estate, Appraisal, Accounting, Development, and Law



Well-Prepared

Review the Governing General Statutes, the revaluation process, appraisal methods, quality control, and appeals process



2026 Meetings

Process & discussion meetings held April–October 2026



Let's talk **Value**

Citizens Revaluation Advisory Committee

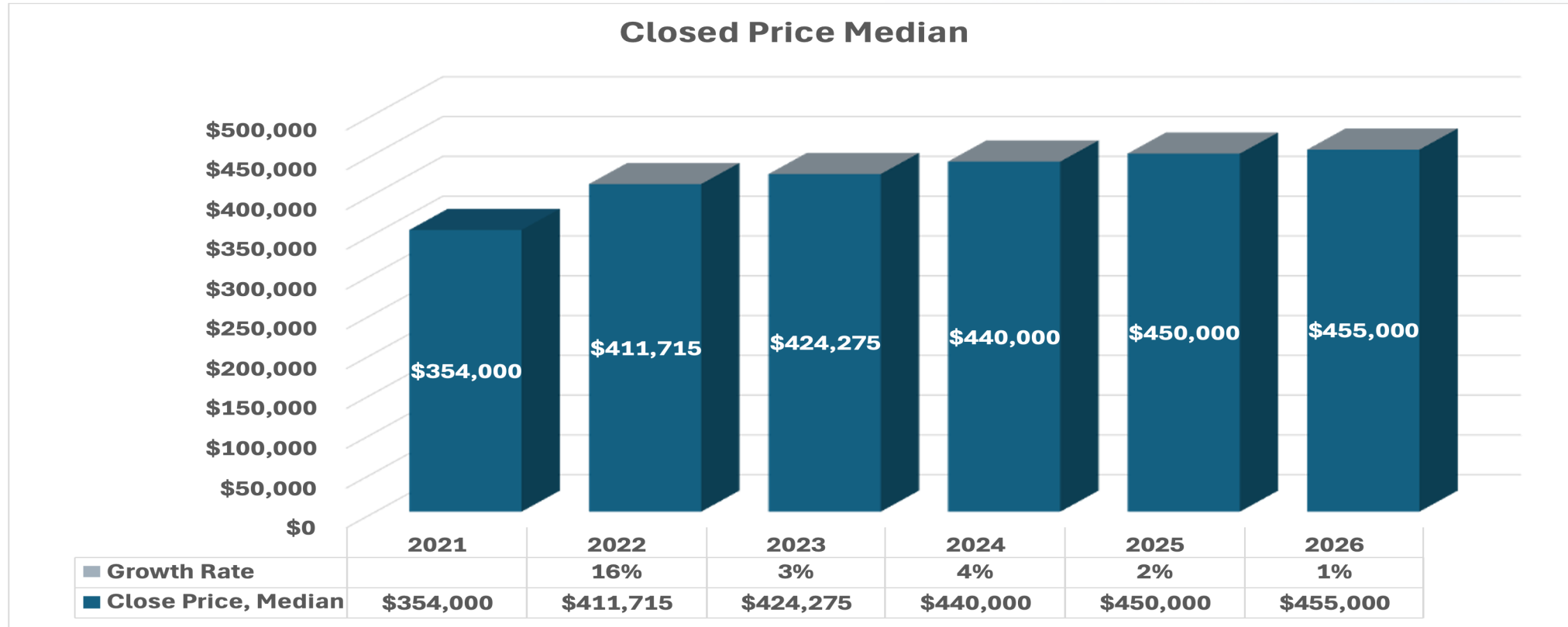
- ✓ Review overall operations
- ✓ Review the revaluation process
- ✓ Review appraisal methods
- ✓ Monitor the progress



The Committee reports its conclusions and recommendations to the Board of County Commissioners



The Real Estate Market Since the 2023 Revaluation



Countywide median home sale price by year, since 2021

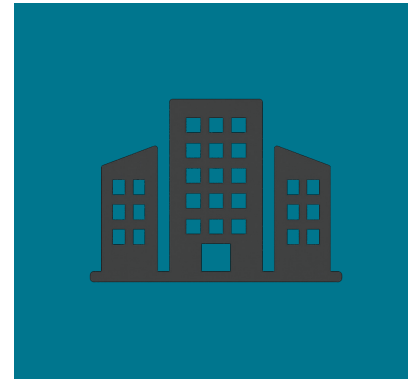


Initial Valuation: Where We Stand Today



**Residential Overall
Median Increase**

15% 



**Commercial Overall
Median Increase**

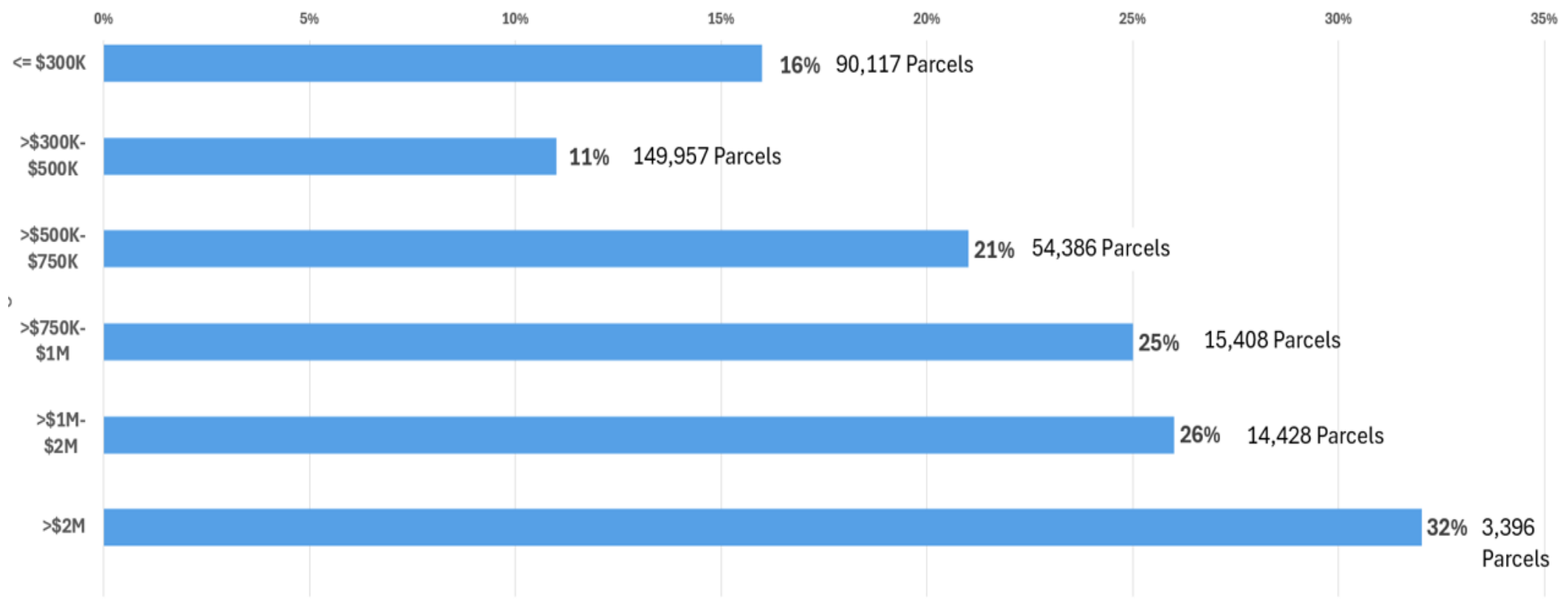
30% 

**These percentages are based on the initial valuation. A final review is underway,
and these percentages are subject to change**



Initial Residential Valuation Results

Median Increase in Residential Property Values by Price Range

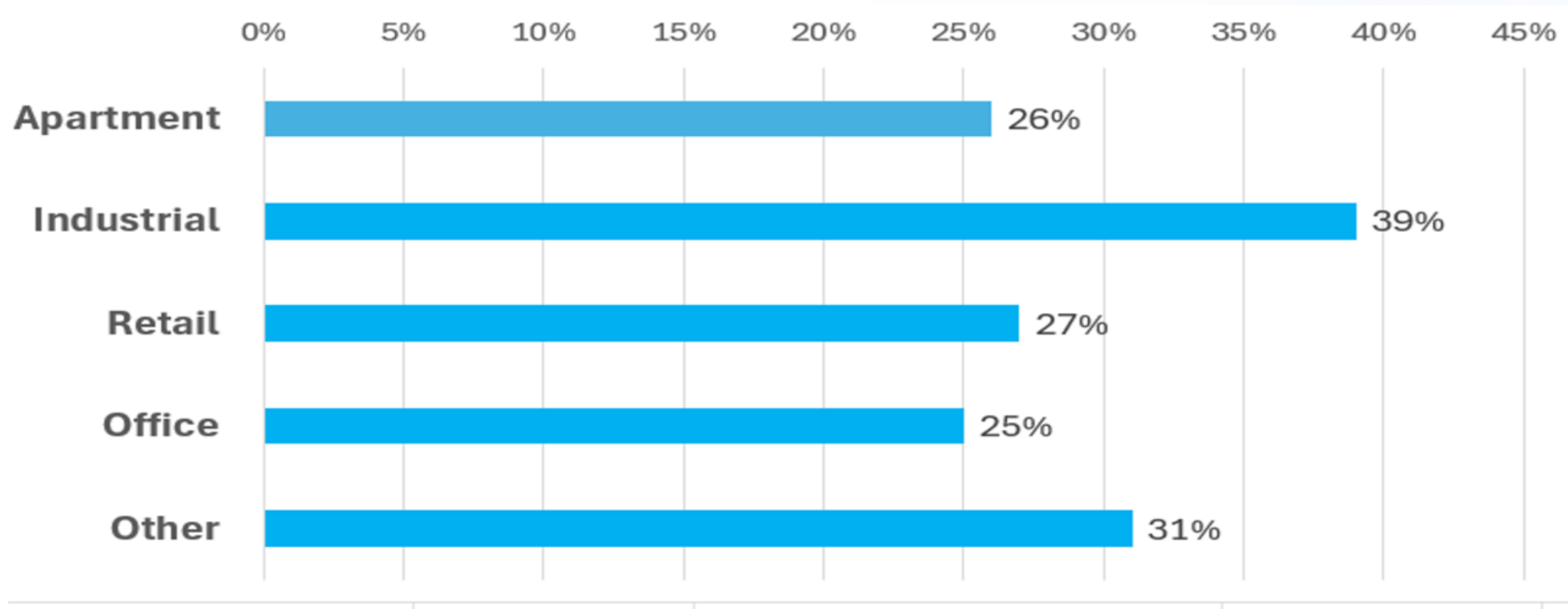


Value increases varied by home price tier during the initial valuation



Initial Commercial Valuation Results

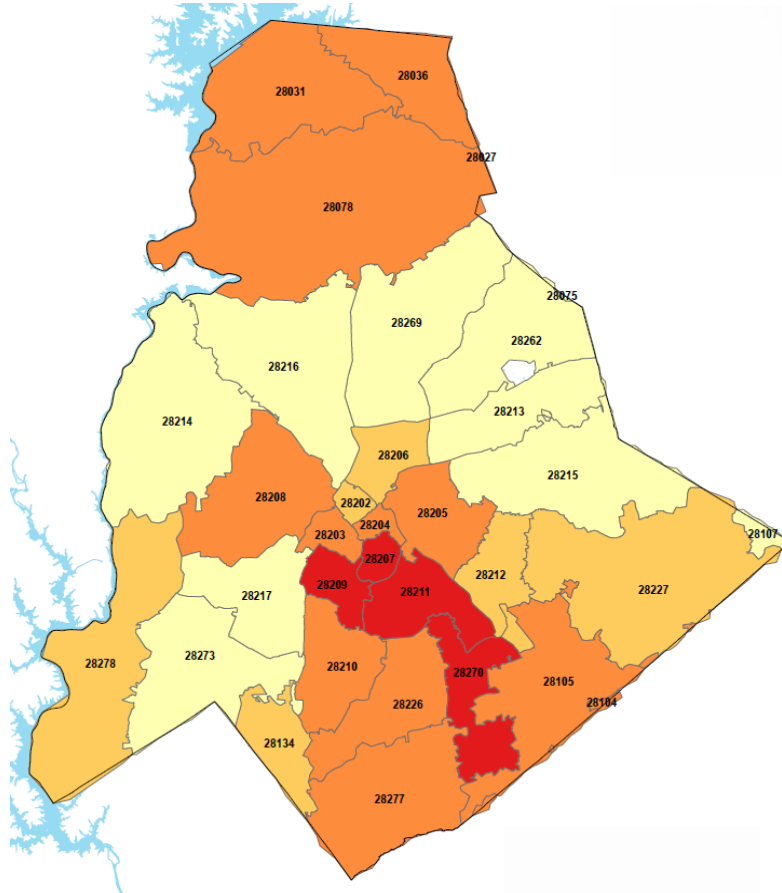
Median Increase in Commercial Property Values by Classification



Value increases varied by Commercial Property types

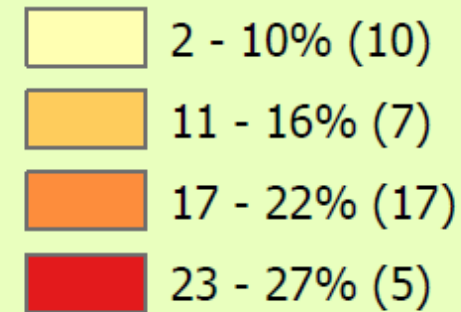


Initial Residential Valuation Results



% Value Increase by Zip Code

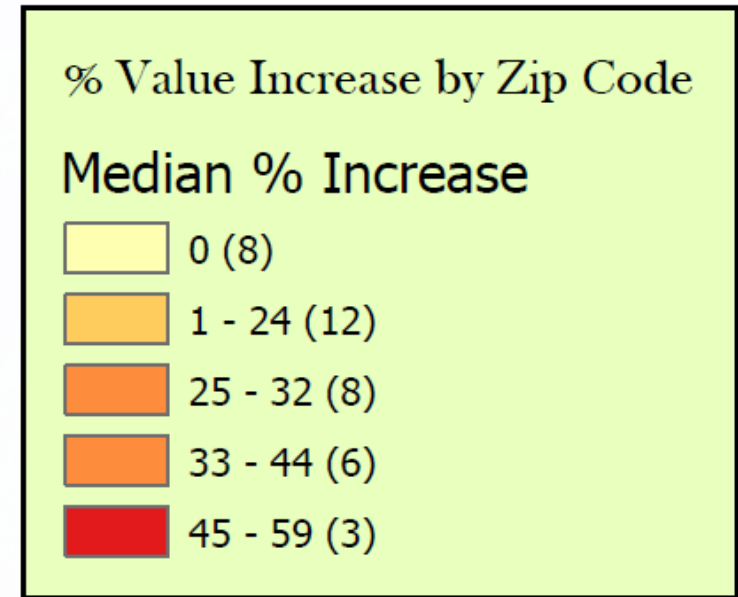
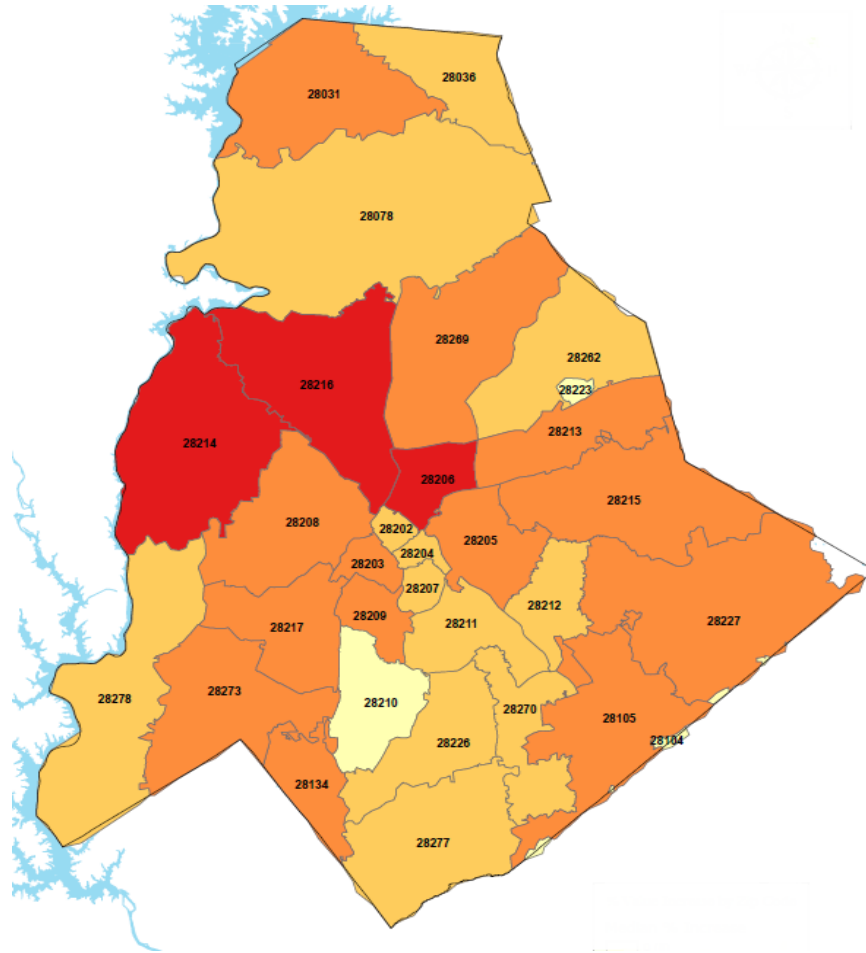
Median % Increase



Value increases varied by zip code across the county during the initial valuation



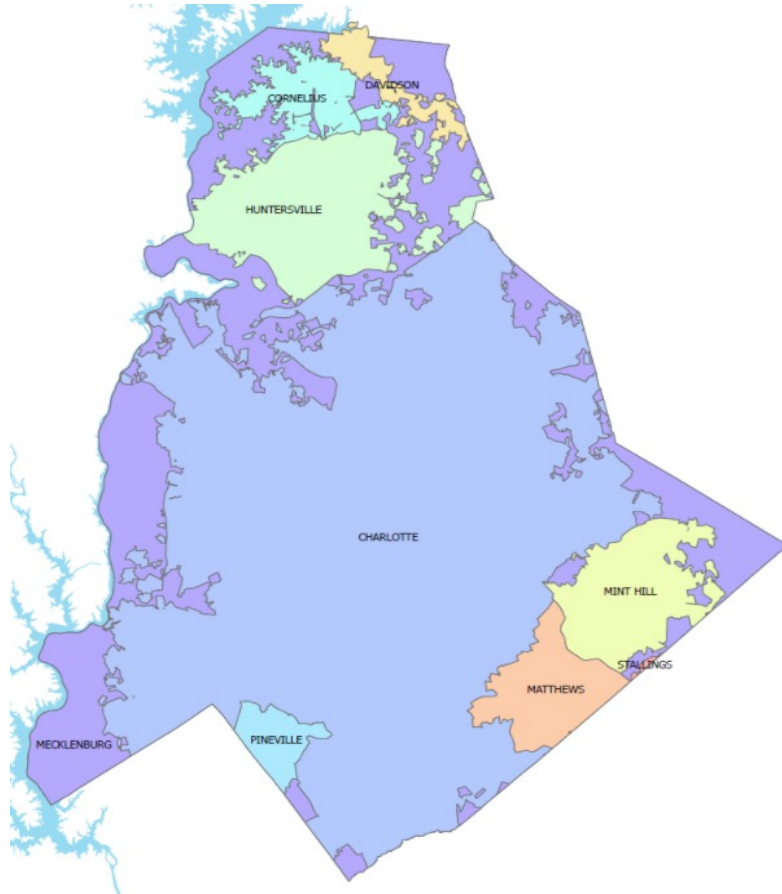
Initial Commercial Valuation Results



Value increases varied by zip code across the county during the initial valuation



Initial Residential Valuation Results



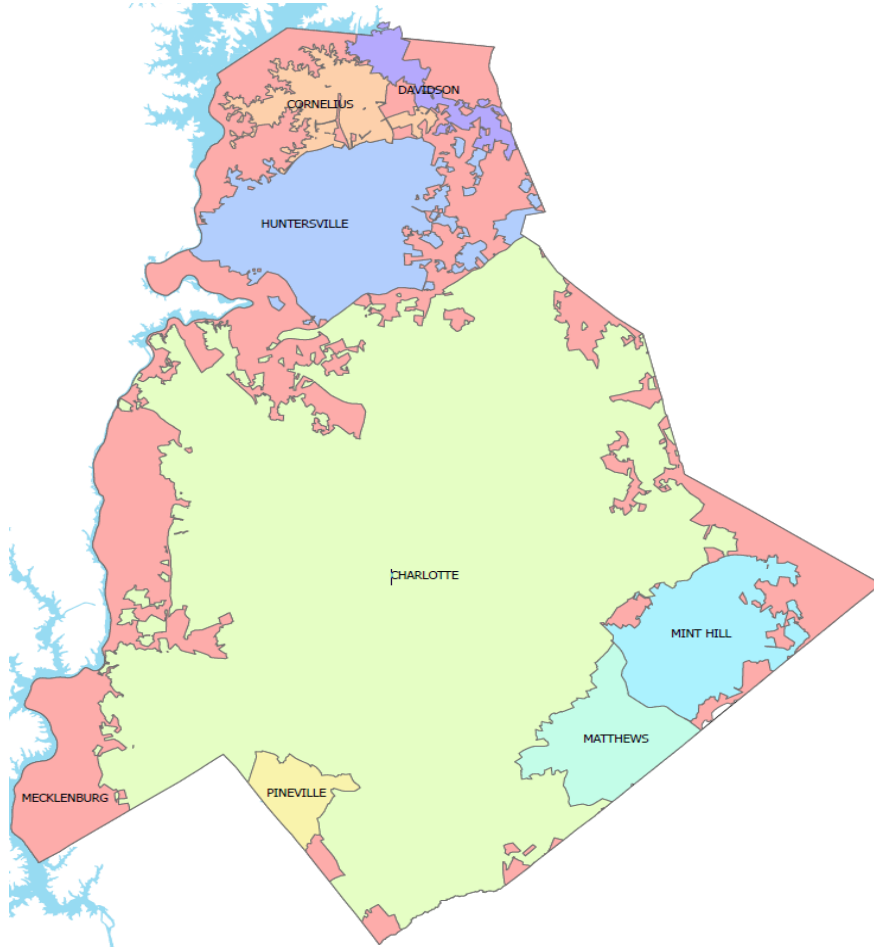
Median % Increase

UNINC. MECK	12%
CHARLOTTE	15%
PINEVILLE	15%
CORNELIUS	18%
HUNTERSVILLE	18%
MINT HILL	18%
DAVIDSON	19%
MATTHEWS	20%
STALLINGS	24%

Value increases varied by Municipality across the county during the initial valuation



Initial Commercial Valuation Results



Median % Increase

DAVIDSON	13%
HUNTERSVILLE	23%
MINT HILL	26%
MATTHEWS	29%
CHARLOTTE	31%
PINEVILLE	31%
CORNELIUS	32%
UNINC. MECK	34%

Value increases varied by Municipality across the county during the initial valuation



A Higher Home Value Doesn't Always Mean a Higher Tax Bill



Assessed Value

HIGHER

Set by the countywide reappraisal



Tax Rate

ADJUSTED

Set each year by the Board of
County Commissioners



Tax Bill

MAY NOT RISE

Depends on the rate the Board
adopts

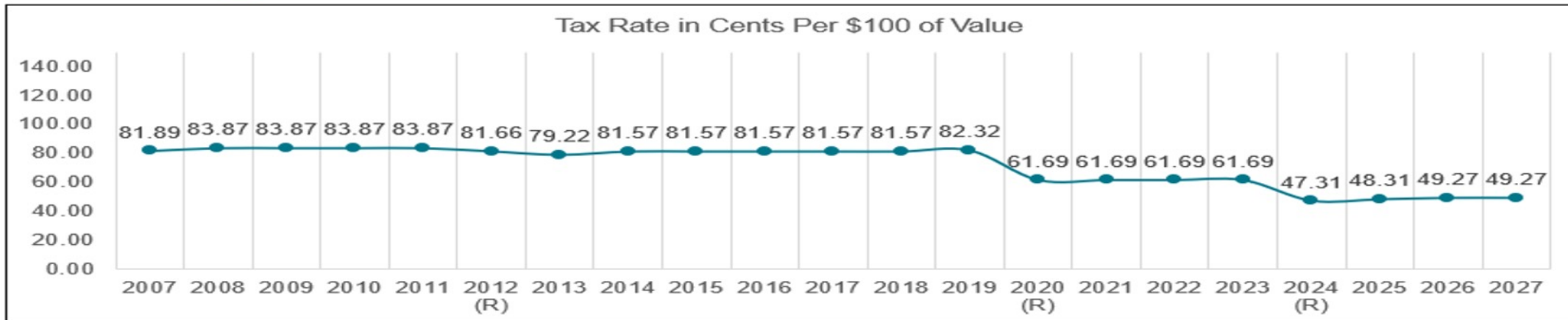
What is the “revenue-neutral rate”?

By state law, after a reappraisal the County must calculate and publish the tax rate that would raise the same total revenue as before — even though total property values went up. The Board of County Commissioners then sets the actual rate, which may be higher, lower, or equal to that revenue-neutral rate.



A Higher Home Value Doesn't Always Mean a Higher Tax Bill

Change in Tax Rate



(R) – Budget impacted by revaluation, change in tax rate is reflected as the change from the revenue neutral
Actual Rate Change (FY2012 -2.21 | FY2020 -20.63 | FY2024 -14.38)



What Happens Between Now and January 2027



Final Review and Valuation



Submission and Adoption of Schedule
of Values by BOCC



Community Engagement Meetings



Property Value Notices Mailed



Notice of Value

Once you receive your notice, tools are available online to help you review your value and property listing

 Mecklenburg County
Assessor's Office
PO Box 31127
Charlotte, NC 28231
Website: Reval.MeckNC.gov
Phone: 980-314-4226

THIS IS NOT A BILL

John Smith
123 Main Street
Charlotte, NC, 123456

Date January 1, 2027

Notice of 2027 Real Estate Assessed Value

Parcel Number	Property Address	Market Value	Deferred Amount*	Assessed Value
12345678	123 Main Street	\$450,000	\$0.00	\$450,000

Dear Property Owner,

Mecklenburg County has reappraised all property as required by North Carolina General Statute (NCGS) 105-286. Pursuant to Chapter 105, Subchapter II of the NCGS, the assessed value above is the market value of your property as of January 1, 2027. Every property owner is entitled to a property visit and observation to verify the accuracy of characteristics that are on record for the property.

Below are your options:

1. If you agree with the assessed value above, **STOP**. You do not need to do anything further. Please keep this information for your records.
2. If you have questions or disagree with your assessed value, follow these steps:
 - >> Visit Reval.MeckNC.gov and enter the parcel number above to review your assessment.

QR Code To Visit Reval.MeckNC.gov



>> You can request an informal review of your assessed value online at Reval.MeckNC.gov or by completing the enclosed Informal Review form within **30 days** from the date listed on the 2023 Real Estate Assessed Value Notification. See the back of this page for more information about filing an Informal Review.

>> If you wish to skip the informal review, you can file a Formal Appeal request with the Board of Equalization and Review (BER) by May 25, 2027.

>> For questions Contact the Assessor's Office by emailing AssessorQuestions@MeckNC.gov or calling 980-314-4226(4CAO).

>> Si tiene preguntas y necesita asistencia en español, por favor llame al 980-314-4226(4CAO) y optine la opción 8.

* Deferred amount is limited to properties in the Present Use Value program (Agricultural, Horticultural and Forestry)



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Tools For Taxpayers: Polaris 3G

2632 COMMONWEALTH AV CHARLOTTE

South View (1/2)
Photo Date: 01/12/2026

Link To

- [Google Street View](#)
- [Birdseye View maintained by Mecklenburg County](#)
- [Time Machine - Aerial Photo Viewer](#)
- [Download Map Layers](#)
- [Master Address Viewer](#)

Associate Information

Info	Value
Legal Desc	L10 B16 M230-248
Land Area	0.157 GIS AC
Fire District	City Of Charlotte
Special District	NA
Account Type	Exempt
Municipality	Charlotte
Land Use	Single Family Residential

Tax Information

Link To

- [Tax Values & Building Information](#)
- [Tax Bill Information](#)
- [Tax Foreclosure Properties](#)

Deed and Sale Price

Polaris 3G — look up your property attributes



Let's talk **Value**

Tools For Taxpayers: Property Record Card

PARCEL ID: 12903411
2632 COMMONWEALTH AV
CHARLOTTE NC

Total Appraised Value
\$346,100

Key Information			
Land Use Code	R100	Neighborhood	M912
Land Use Desc	SINGLE FAMILY RESIDENTIAL	Land	1.00000 LOT
Exemption / Deferment	-	Municipality	CHARLOTTE
Last Sale Date	03/13/2018	Fire District	CITY OF CHARLOTTE
Last Sale Price	\$262,500	Special District	NA
Legal Description	L9 B16 M230-248 & 9		

Assessment Details	
2026 Real Estate Assessed Value	
Land Value	\$227,500
Building Value	\$118,600
Features	\$0
Total	\$346,100

LAND

USE	UNITS	TYPE	NEIGHBORHOOD	ASSESSMENT
R100	1.00000	LOT	M912	\$227,500

BUILDING

▼ BUILDING (1)

Finished Area	1,012
Year Built	1940
Built Use / Style	SINGLE FAMILY RESIDENTIAL
Grade	AVERAGE
Story	RANCH W/BSMT
Heat	FORCED AIR - DUCTED
Fuel	GAS
Foundation	BASEMENT
External Wall	ALUMINUM, VINYL
Fireplace(s)	1
Full Bath(s)	1

Accessed through Polaris 3G — Property record card shows your building sketch, construction details, and characteristics on file



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Tools For Taxpayers: Comper

The screenshot displays the COMPER - Mecklenburg, NC website interface. At the top, there's a search bar with 'Find Property' and a 'Help' button. Below this, a 'Refine Sales By' section allows filtering by Distance (1 miles), Sale Date (1 Jan 2021 - 31 Dec 2022), My Neighborhood, Finished Area (2,214 - 3,322 Sqft), Story Height, and Actual Year Built. A 'Reset Filters' button is also present.

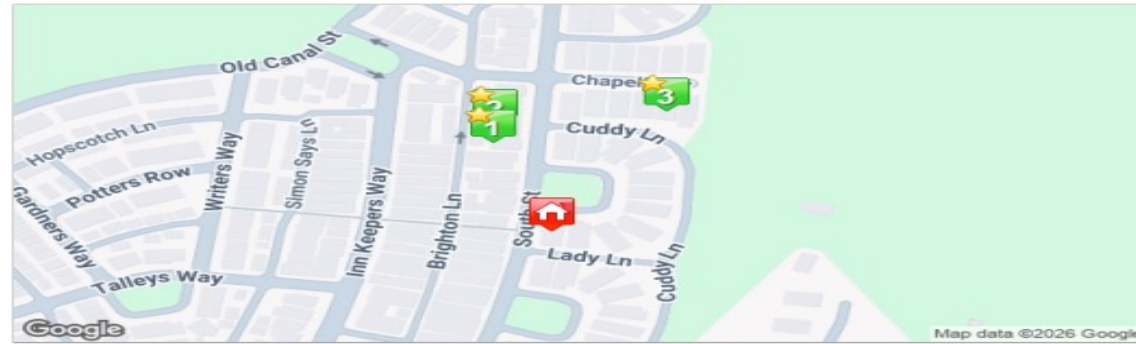
The main content area is divided into two columns. The left column, titled 'Subject Property', shows details for 21943 Riddles Ct Cornelius, including distance, neighborhood, parcel ID, finished area, and sale date. Below this, a '19 Nearby Sales' section lists properties with their addresses, distances, neighborhoods, parcel IDs, finished areas, full baths, and sale dates. Each listing includes an 'Add Comp' button and a price tag (e.g., \$590,000, \$520,000, \$650,000, \$503,000, \$650,000, \$700,000, \$531,000). A 'Comparables' section is also visible at the bottom left.

The right column features a map view with 'Map' and 'Satellite' tabs. The map shows the subject property and surrounding streets, with yellow pins indicating nearby sales. The map includes street names like Zion Ave, Antiquary Greenway, Old Canal St, and others.

Comper — look up your property and recent sales in your neighborhood



Tools For Taxpayers: Comper



	Subject	Comp #1	Comp #2	Comp #3
				
	00751335 21943 RIDDLES CT CORNELIUS	00751419 1122 SOUTH ST CORNELIUS	00751421 1114 SOUTH ST CORNELIUS	00751320 21820 CHAPEL WY CORNELIUS
Distance	N/A	288 ft	345 ft	419 ft
Sale Price	\$369,000	\$590,000	\$520,000	\$650,000
Sale Date	18 Aug 2010	26 Aug 2021	27 Aug 2021	28 Jun 2022
Neighborhood	A733	A733	A733	A733
Finished Area	2,768 Sqft	2,604 Sqft	2,328 Sqft	2,406 Sqft
Full Baths	3	3	2	2
Bedrooms	4	4	3	3
Exterior Wall	HARDIPLANK/DESIGN VINYL	HARDIPLANK/DESIGN VINYL	HARDIPLANK/DESIGN VINYL	HARDIPLANK/DESIGN VINYL
Building Type	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
Actual Year Built	2010	2007	2007	2008
Finished Garage	500 SqFt	N/A	484 SqFt	518 SqFt

A comparable-sales report generated from Comper



Let's talk **Value**

Tools For Taxpayers: Online Appeals Portal

← Back **Create Your Account**

If you are a new user, please create an account first.

First Name * Last Name *

First name is required

Account Type *

☐ Owner ☐ TaxRep ☐ Attorney

☐ Is MFA Enabled

Email address and mobile number: provide at least one.

Mobile number

Email

Password *

Confirm Password *

Password Strength: Weak

Password Requirements

- At least 8 characters
- At least one uppercase letter
- At least one lowercase letter
- At least one number
- At least one special character (e.g., !@#\$%^&*()_~:;<>.-)
- Passwords match

☐ I agree to the Terms of Service and Privacy Policy

Create an account and file an informal appeal online through the Appeals Portal



Let's talk **Value**

Tools For Taxpayers: Online Appeals Portal

The screenshot shows the Mecklenburg County Appeals Portal. At the top, the header includes the Mecklenburg County logo and the text "Mecklenburg County - Appeals Portal". On the right, there is a user profile for "TFinal Testing" with the email "tfinaltest@outlook.com". A left sidebar contains "Home" and "History" buttons. The main content area is titled "My Appeals (Tax Year 2026)" and includes a search bar with the placeholder "Filter by appeal ID, address, or parcel ID...". Below the search bar are filters for "Select Type", "All Status", and "Select Date". A table lists the user's appeals with columns for "Appeal ID", "Property", "Appeal Type", "Last Updated", "POA Status", and "Actions". One appeal is listed with ID #21732606578, property address 45325 MISTY BLUFF DR UNINC NC, and status "Informal". The "Actions" column for this appeal includes a "Withdraw" button.

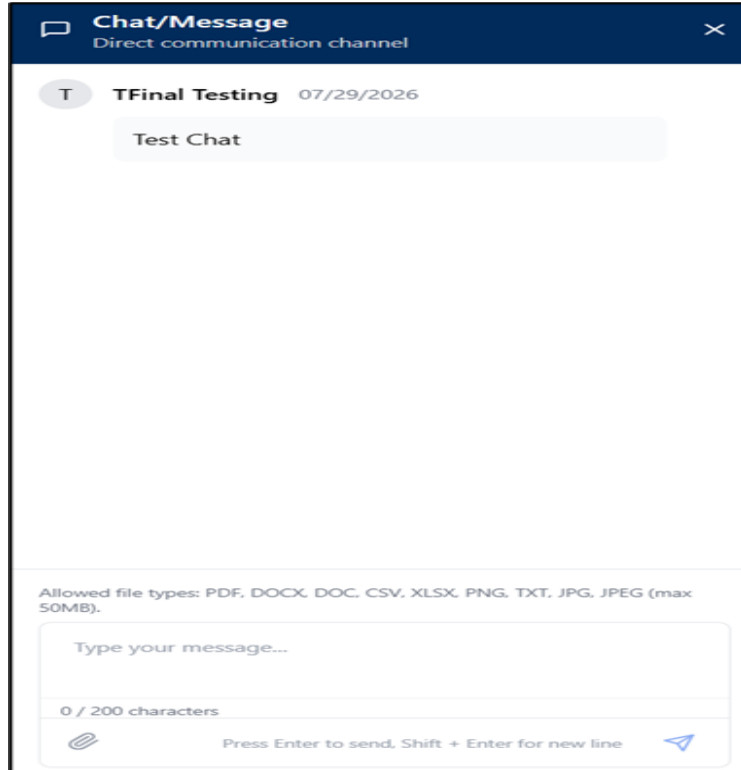
Appeal ID ▲	Property	Appeal Type ▲	Last Updated ▲	POA Status ▲	Actions
#21732606578 Parcel Id: 21733744 Open	45325 MISTY BLUFF DR UNINC NC AV: \$652,500 OV: \$0 DV: N/A	Informal	07/28/2026	Pending Review	 Withdraw

File an informal appeal online through the Appeals Portal

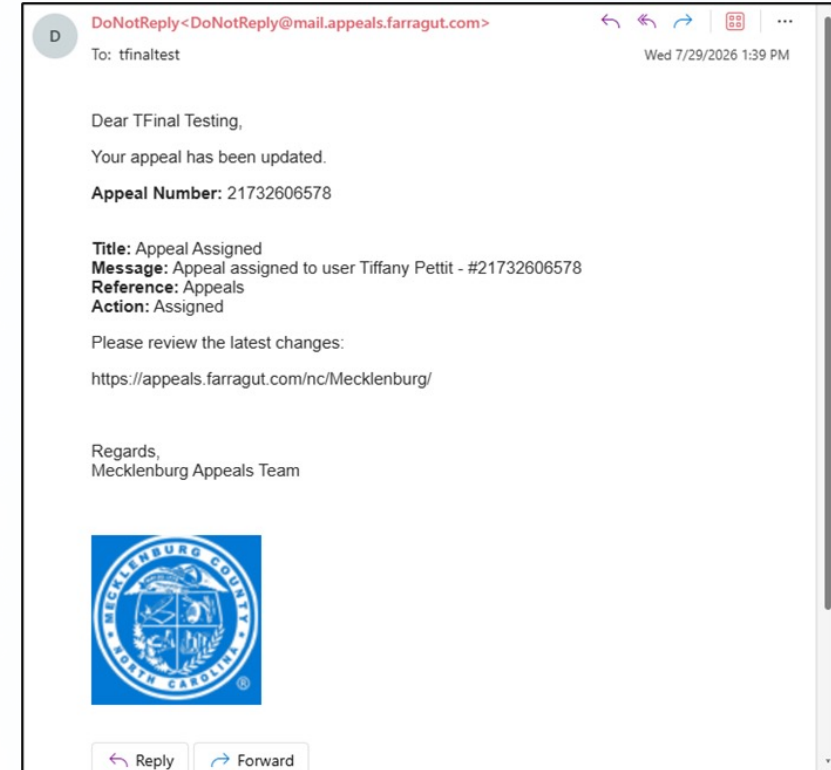


Let's talk **Value**

Tools For Taxpayers: Online Appeals Portal



Chat with an Appraiser



Receive email appeal updates



Tax Relief



Elderly or Disabled Homestead Tax Exemption

Property tax exclusions are available for qualifying elderly and disabled residents.



Elderly or Disabled Property Tax Deferral (Circuit Breaker)

The Circuit Breaker program allows qualifying individuals the option to defer a portion of the property taxes owed on their permanent residence.



Disabled Veteran Homestead Exclusion

North Carolina excludes from property taxes the first \$45,000 of assessed value for specific real property occupied as a permanent residence by a qualifying owner.



Present-Use Value Assessment

Commercial producers of agricultural, horticultural or forest products are eligible to apply for tax assessment on the basis of present use, rather than full market value.



Builder Property Tax Exemptions

Property tax exemptions are available for qualifying residential and commercial builders.



Historic Property Deferral

Properties designated as historic properties may be eligible for property tax deferrals.

Several tax relief programs are available for qualifying residents



Let's talk **Value**

Economic Assistance Grant Program





Helping Homeowners in Need

Own your home?
You could be eligible for the HOMES program. Our easy, one-page application could save you up to \$340 this year.
Apply for the HOMES program by October 31.

HOMES is a program created by Mecklenburg County to help local homeowners with general cost-of-living increases. Why? Because we know how important homeownership is — and this is one way we can make a difference for our residents.

What is the HOMES program?
The HOMES program offers qualifying Mecklenburg County residents an economic assistance grant that helps reduce the cost of owning their home. Whether your home is fully paid off or you currently have a mortgage, a HOMES grant of up to \$340 can help you breathe a little easier. New applicants and previous recipients are encouraged to complete and submit the easy, one-page application by Oct. 31.

www.mecknc.gov/4HOMES (980) 314-HOME (4663)

The HOMES program provides funds to help qualifying homeowners pay their property taxes



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We Value Mecklenburg County



We are holding community presentations across the county



Let's talk **Value**

We Value Mecklenburg County



Request a presentation for your group please scan the QR Code Above



Let's talk **Value**

2027 Revaluation



MeckNC.gov

