



# 2023 Revaluation Update

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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



**397,088 Parcels in Mecklenburg County**

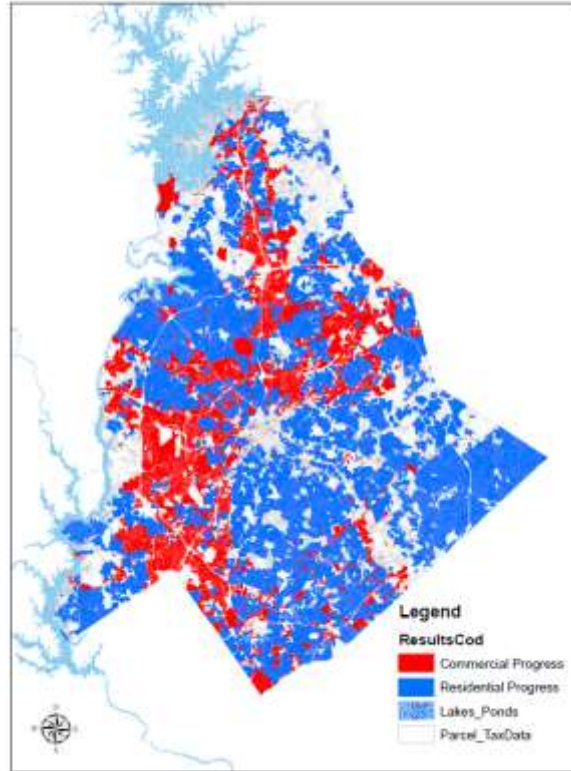


**353,447 Parcels have been through the initial review process – 89%**



# Progress to Date

Reval Progress as of 04/01/2022



Median Sales Price  
\$376,120

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
  - 26,478 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



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





# 2023 Property Revaluation Important Dates

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

**January 2023**



**Mecklenburg County  
Assessor's Office**

**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**  
Valeria Woodard Center  
3205 Freedom Drive - Suite 3500  
Charlotte, NC 28208

**Office Hours:**  
Monday - Friday  
8am - 5pm  
Closed on County Holidays

**Email** – [AssessorQuestions@mecknc.gov](mailto:AssessorQuestions@mecknc.gov)  
**Phone** – 980-314-4226



## Mecklenburg County Property Revaluation



[REVAL.MECKNC.GOV](http://REVAL.MECKNC.GOV)

# What is a Property Revaluation?

North Carolina General Statute (NCGS) 105-286 requires all counties to conduct a property revaluation at least every eight years. That means every property in the County is reviewed and assessed to determine its market value as of January 1 of the revaluation year.

## How do you determine my property's value?

- The County Assessor's Office works to verify and update property information for all properties in the County throughout the year.
- Assessors consider improvements and changes to the property, comparable property sales, property lines and other data gathered after inspecting the property to determine your property's market value. Consistency and equity within neighborhoods and property types are extremely important and quality control checks are in place to ensure equity.
- Then, each property owner receives a "Notice of Real Estate Assessed Value" which lists the most recent market value. This value reasonably reflects what the property would be worth if it were offered for sale.

# Still Have Questions?

What if I have questions about my assessed value?

- You can review your assessment online at REVAL.MECKNC.GOV
- You can request an informal review of your assessed value within 30 days of receiving your Notice of Real Estate Assessed Value.
- You can skip the informal review process and file a Formal Appeal request (online, in person or by mail) with the Board of Equalization of Review (BER).

## Property Revaluation/Assessed Property Value and Taxes

- The County Tax Assessor determines your property's market value. The tax rates have no impact on this process.
- The tax rates are set by the Mecklenburg Board of County Commissioners along with local City Councils. The tax rate will not be set until the Board and Councils have established their respective fiscal budgets.

YOU CAN DECIDE TO HAVE YOUR 2023 ASSESSED VALUE REVIEWED/Appealed FOR THE FOLLOWING REASONS:

### YES

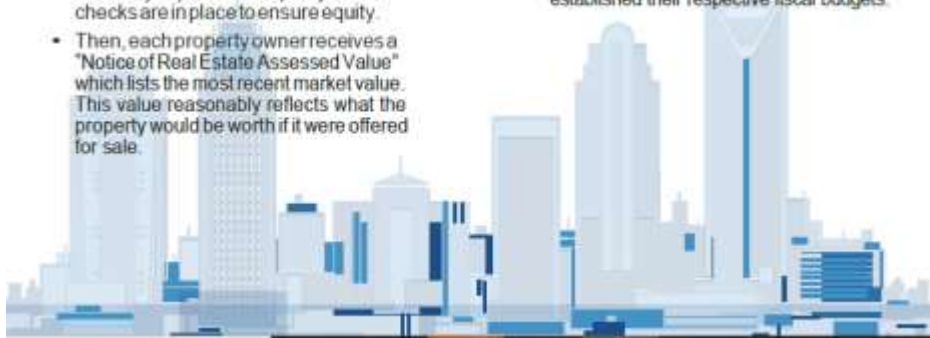
- ✓ Assessed Value is substantially higher than Market Value
- ✓ Assessed Value is substantially less than Market Value
- ✓ Assessed Value is inequitable with similar properties

### NO

- ✗ The percentage increase over the previous Assessed Value
- ✗ Your financial ability to pay the taxes or Insurance Value
- ✗ Historical construction cost



REVAL.MECKNC.GOV
















# Meetings Around Mecklenburg

## Community Meetings Leading Up to 2023 Reappraisal

	Meeting	Date	Year
✓	Archwell Health	27-Sep	21
✓	Library Exemption Information With Tonya Lewis	20-Oct	21
✓	Reval Presentation District 6	17-Nov	21
✓	Library with Tonya Lewis	19-Jan	22
✓	Howie Acres Community	1-Feb	22
✓	Grier Heights Community	7-Feb	22
✓	Archwell Health	21-Feb	22
✓	Ravenwood Community	23-Feb	22
To be Resch.	Smithville Community Coalition	28-Feb	22
✓	Hidden Valley Community	1-Mar	22
✓	Reval Staff Presentation	4-Mar	22
✓	Habitat Symposium	8-Mar	22
✓	Citizens Review Committee	10-Mar	22
✓	Cady Lake	14-Mar	22
✓	Charlotte Rotary Club	22-Mar	22
✓	Library Tonya Lewis	23-Mar	22
✓	Charlotte Providence Rotary	31-Mar	22
✓	Greater Charlotte Apartment	1-Apr	22
✓	Cornelius	4-Apr	22
✓	Helen Adams	5-Apr	22
✓	Citizens Review Committee	5-Apr	22



# Community Meetings Upcoming

	<b>Pineville</b>	<b>12-Apr</b>	<b>22</b>
	<b>Mint Hill</b>	<b>14-Apr</b>	<b>22</b>
	<b>Huntersville</b>	<b>18-Apr</b>	<b>22</b>
	<b>Citizens Review Committee</b>	<b>19-Apr</b>	<b>22</b>
	<b>Camp Greene NBH Assoc.</b>	<b>21-Apr</b>	<b>22</b>
	<b>Matthews</b>	<b>25-Apr</b>	<b>22</b>
	<b>Davidson</b>	<b>26-Apr</b>	<b>22</b>
	<b>City Of Charlotte</b>	<b>9-May</b>	<b>22</b>
	<b>CCIM Regional Breakfast at Dilworth Neighborhood Grill</b>	<b>9-Jun</b>	<b>22</b>
	<b>Lake Norman Huntersville Rotary</b>	<b>16-Jun</b>	<b>22</b>
	<b>South End Community Coalition</b>	<b>21-Jun</b>	<b>22</b>
	<b>BisNow Commercial Real Estate Regional Meeting in Charlotte.</b>	<b>30-Jun</b>	<b>22</b>
	<b>Paradigm Tax Group</b>	<b>14-Oct</b>	<b>22</b>

# 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



## 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

## Spatialest Property Record Card

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

17910103

SEARCH | Land Use | Misc | Filter | Reset | Search | Stop

Account: Parcel ID 17910103, Account No 182888

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: R1A, Exemption/Ordinament: -, Neighborhood: R37B, Legal Description: L11 & P19 B1 M0-451, Land: 2 LOT, Last Sale Date: 08/28/2017, Last Sale Price: \$268,200

Map: View | Print | Fullscreen | Compare

Make an Inquiry

**Valuation**

Land Value	\$200,000
Building Value	\$76,000
Features	\$1,600

Total Appraised Value: \$278,600 \*

**Overview**

Building (1)

Year Built	1928
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
Fork Bath(s)	2
Hall 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





# GET YOUR PERSONALIZED REPORT

Comparable Report: 17824 MESA RANGE DR CORNELIUS



Subject

Comp #1

Comp #2



00104243

00104240

00104270

123 Main St

123 Main St

123 Main St

Anywhere USA

Anywhere USA

Anywhere USA

<b>Distance</b>	N/A	211 ft	718 ft
<b>Sale Price</b>	N/A	\$455,000	\$500,000
<b>Sale Date</b>	N/A	22 Jun 2018	3 Aug 2017
<b>Neighborhood</b>	A127	A127	A127
<b>Finished Area</b>	3,280 Sqft	2,723 Sqft	2,658 Sqft
<b>Full Baths</b>	3	2	2
<b>Bedrooms</b>	3	3	4
<b>Exterior Wall</b>	STUCCO, HARDCOAT	FACE BRICK	STUCCO, HARDCOAT
<b>Building Type</b>	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL

# 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**





MeckNC.gov