



2023 Revaluation Update

MECKLENBURG COUNTY ASSESSOR'S OFFICE

ASSESSOR KEN JOYNER

ASSISTANT ASSESSOR BRAD FOWLER

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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



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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 *



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Progress to Date



396,851 Parcels in Mecklenburg County



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



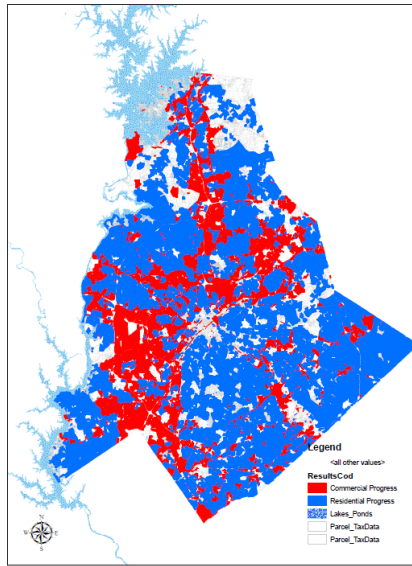
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Progress to Date

Reval Progress as of 04/29/2022



Median Sales Price
\$388,319

Median Sales Ratio
99.6%



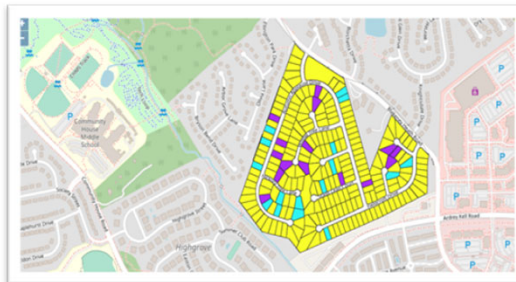
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Neighborhood Delineation

- 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



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Sales/Market Transactions

- 2019 Revaluation Qualified Sales
 - 24,092 in 2016
 - 25,073 in 2017
 - 23,183 in 2018
- 2023 Revaluation Qualified Sales
 - 4,111 in 2022 currently
 - 27,124 in 2021
 - 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



Communication Plan



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



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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 Property Revaluation

Learn how it affects you.



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Meetings Around Mecklenburg

Community Meetings Leading Up to 2023 Reappraisal

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



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Community Meetings Continued

Pineville	12-Apr
Mint Hill	14-Apr
Huntersville	18-Apr
Citizens Review Committee	19-Apr
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
Paradigm Tax Group	14-Oct

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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

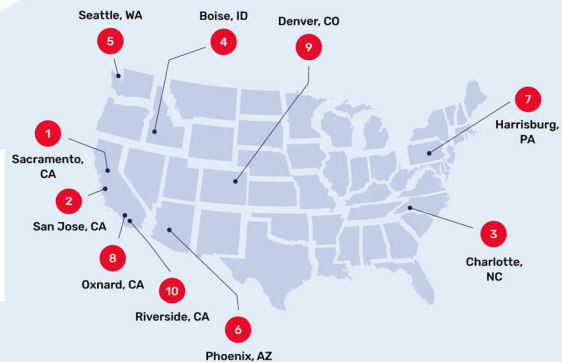
Charlotte is still one of the hottest housing markets in the country

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...



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realtor.com® Top Housing Markets — of 2021 —



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Technology For Our Citizens



Mecklenburg County ~ Property Record Card Property Search

Find a property

Enter search term...

All



Map

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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.

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After entering your address your property will be available



Mecklenburg County ~ Property Record Card Property Search

Results

Doe

All



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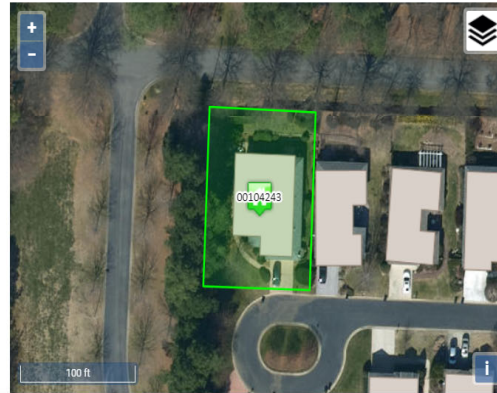
Print

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

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GET YOUR PERSONALIZED REPORT

Comparable Report: 17824 MESA RANGE DR CORNELIUS



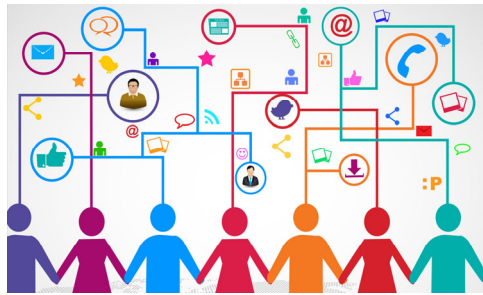
Subject	Comp #1	Comp #2
		
00104243 123 Main St Anywhere USA	00104240 123 Main St Anywhere USA	00104270 123 Main St Anywhere USA

Distance	N/A	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

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Modria

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



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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



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