

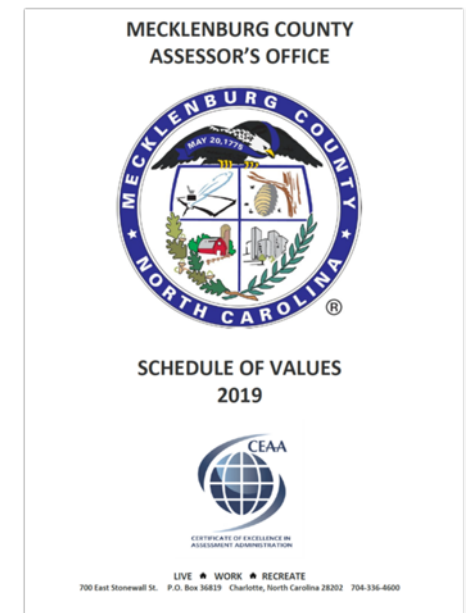
# 2019 Revaluation City of Charlotte Update

Kenneth L Joyner, RES, AAS

October 1, 2018



MeckReval.com



## Mecklenburg County – Overall Progress

- \* 74% - 273,831 of the 367,853 Parcels
- \* 70% - 1,367 of the 1,959 Neighborhoods

### Field Canvassing

- \* 87% - 319,745 of the 367,853 Parcels

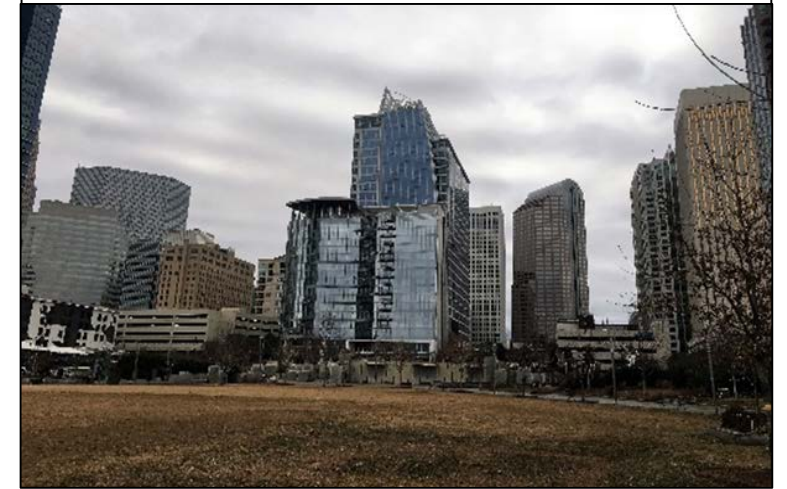
### Change in Value from 2011 to 2019 Market Levels

- \* 51% Total Increase
- \* 39% Residential Median Increase
- \* 76% Commercial Median Increase
- \* \$298,823 – Median Sales

### Statistical Results to date

- \* 99.2% - Sales to Assessment Ratio
- \* 4.842 – Coefficient of Dispersion
- \* 1.00 – Price Related Differential

# MC- Revaluation Progress as of August 31, 2018



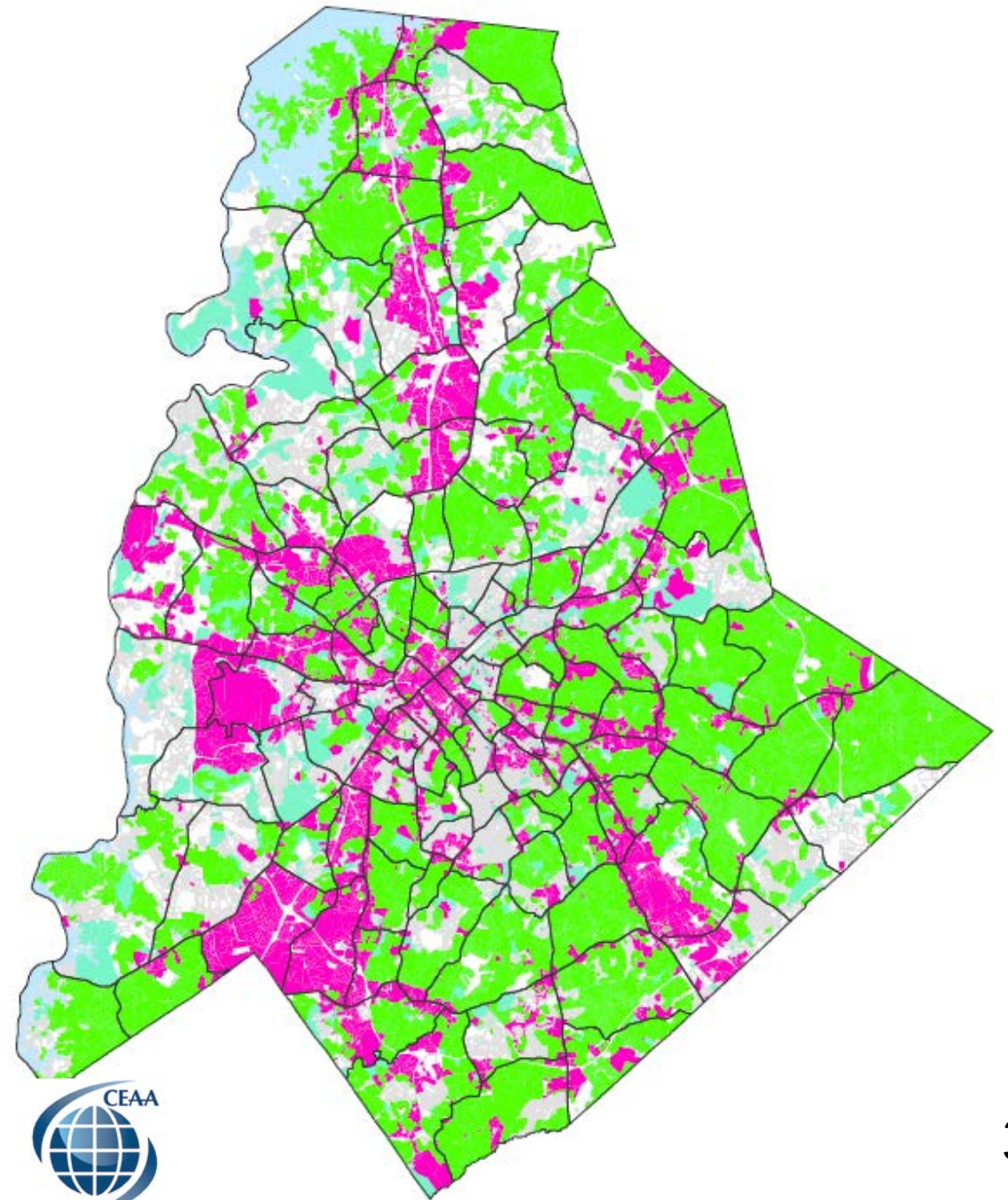
MeckReval.com



# MC- Reval Progress

8-31-2018

## Legend



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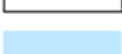


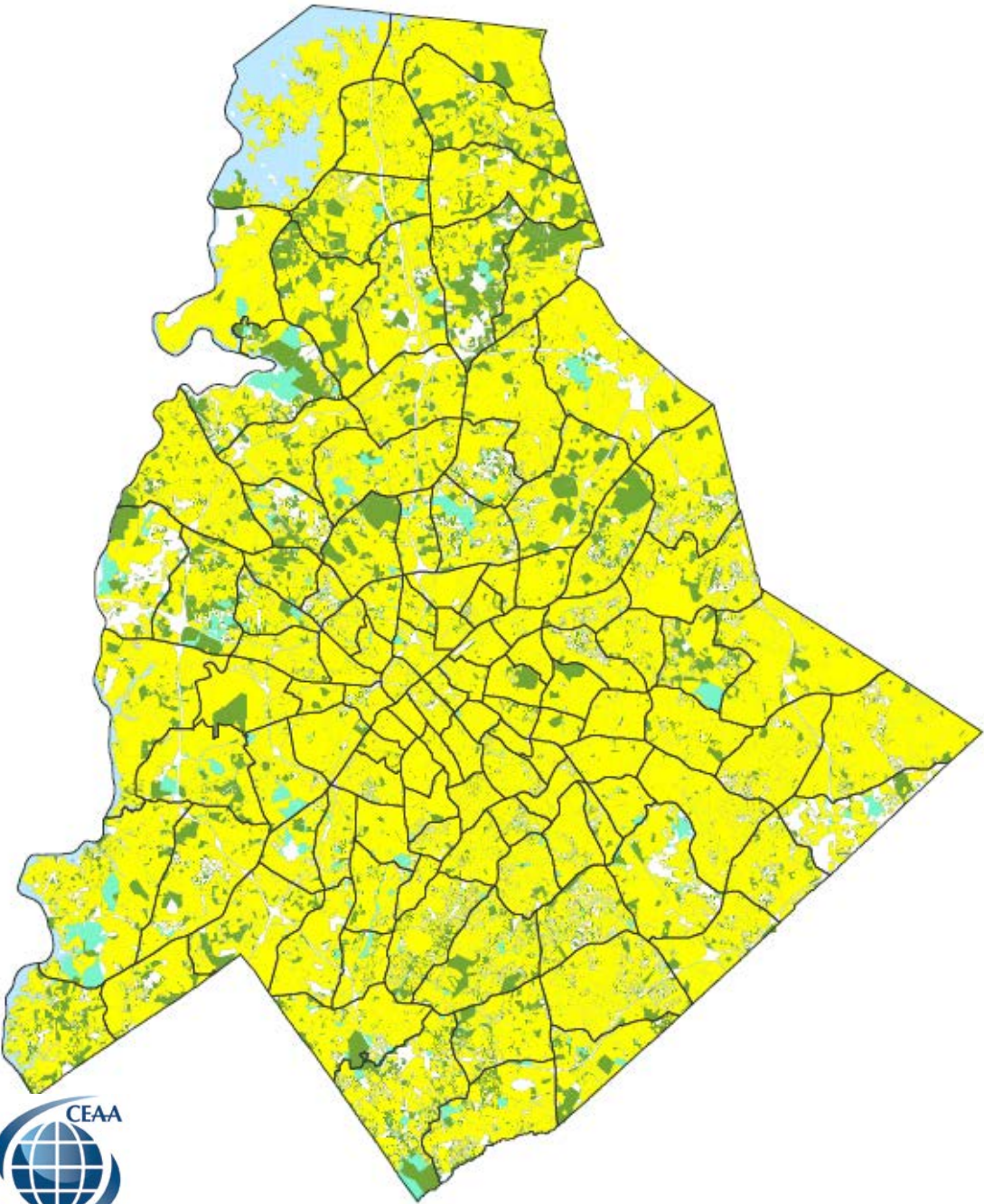


# MC-Field Canvassing Update

8-31-2018

## Legend

-  Canvas Keyed
-  Canvassed
-  Exempts
-  To Be Worked
-  Lake\_Rivers



MeckReval.com



## City of Charlotte – Overall Progress

- \* 70% - 190,479 of the 273,944 Parcels

## Change in Value-2011 to 2019 Market Levels

- \* 51% Total Increase
- \* 42% Residential Median Increase
- \* 78% Commercial Median Increase

CLT-  
Revaluation  
Progress as of  
August 31,  
2018



MeckReval.com



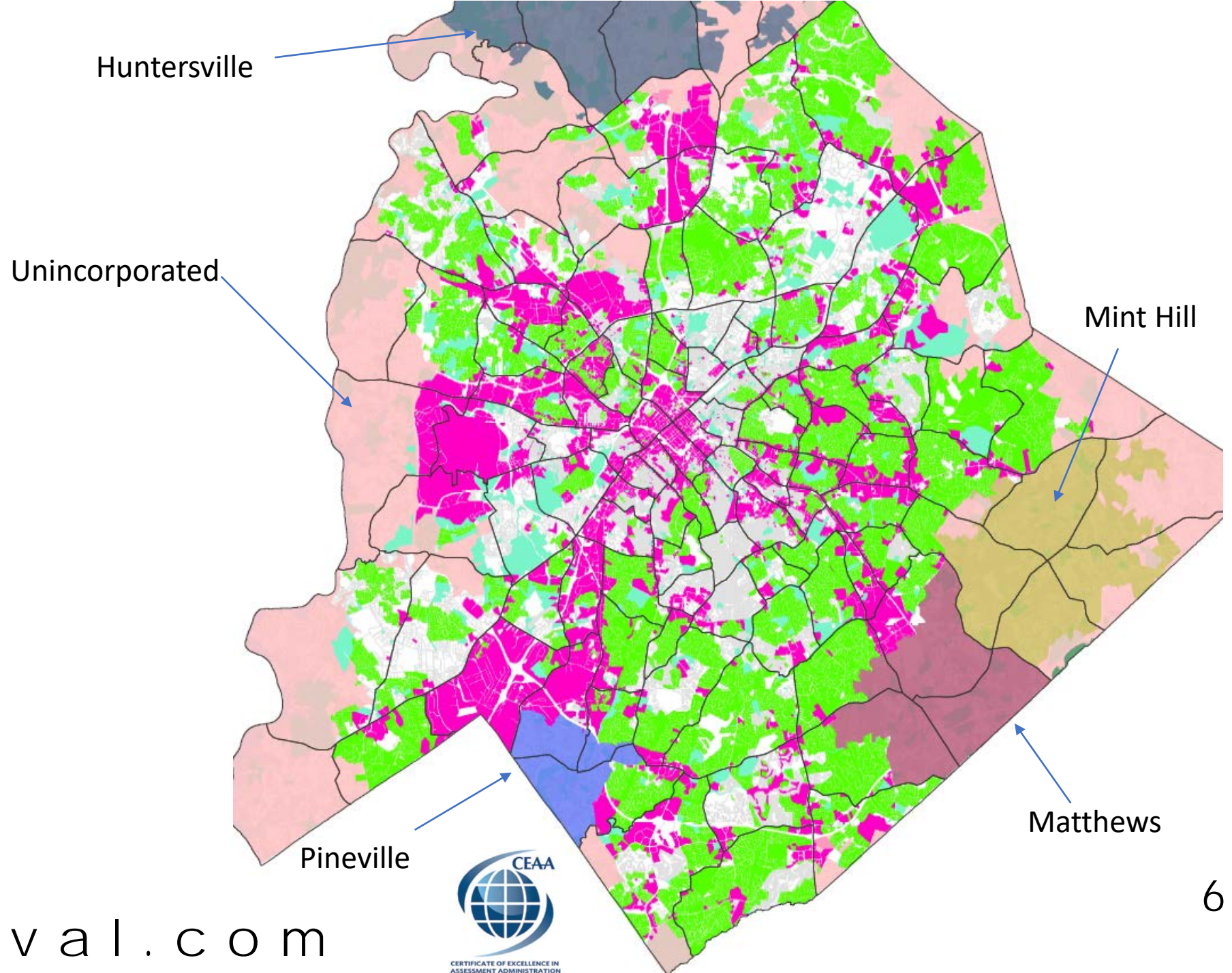


# CLT-Reval Progress

8-31-2018

## Legend

-  Commercial
-  Residential
-  Exempts
-  To Be Worked
-  Lake\_Rivers



MeckReval.com





# CLT-Field Canvassing Update

8-31-2018

## Legend

-  Canvas Keyed
-  Canvassed
-  Exempts
-  TaxBook
-  Lake\_Rivers

Unincorporated

Huntersville

Mint Hill

Matthews

Pineville



MeckReval.com



CERTIFICATE OF EXCELLENCE IN  
ASSESSMENT ADMINISTRATION

# Mecklenburg County Sales/Market Transactions

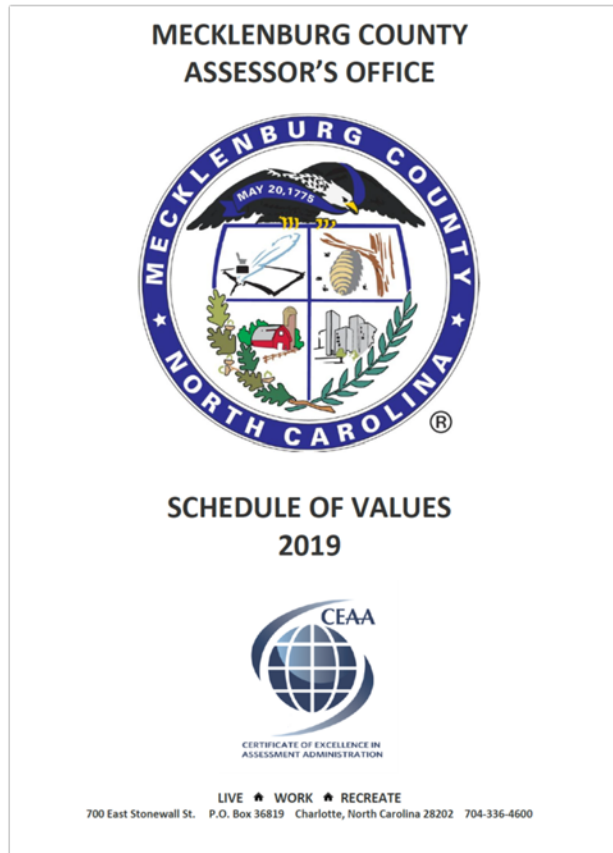
- 2011 Revaluation Qualified Sales
  - 15,656 in 2008
  - 9,898 in 2009
  - 8,140 in 2010
    - Median Sales Price was \$193,000
- 2019 Revaluation Qualified Sales
  - 24,092 in 2016
  - 24,773 in 2017
  - 11,808 in 2018 thru 6/30/2018
    - To date, Residential Median Sales Price \$298,823



M e c k R e v a l . c o m







# Revaluation 2019 Calendar

- Legal process – Key Dates
  - Community Engagement – Jan 2017 – July 2019
  - Citizen's Review Committee – Jan 2018 – Dec 2018
  - SOV Submission to BOCC – August 8<sup>th</sup>
  - Advertisement Notice of Submission – August 10<sup>th</sup>
  - Public Hearing on SOV – Sept 5<sup>th</sup>
  - SOV Approval by BOCC – Sept 18<sup>th</sup>
  - SOV Appeal Period Begins – Sept 19<sup>th</sup>
  - Advertisement Notice of Adoption – Sept 21<sup>st</sup>, Sept 28<sup>th</sup>, Oct 5<sup>th</sup>, & Oct 12<sup>th</sup>
  - SOV Appeal Period Expires – Oct 22<sup>nd</sup>
  - Mail Valuation Notices to Property Owners – Jan 2019
  - FY20 - Tax Bill Mailing to Property Owners – July 2019



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# 2019 Revaluation Appeal Opportunities

Modria



Mail



Walk-ins



Phone



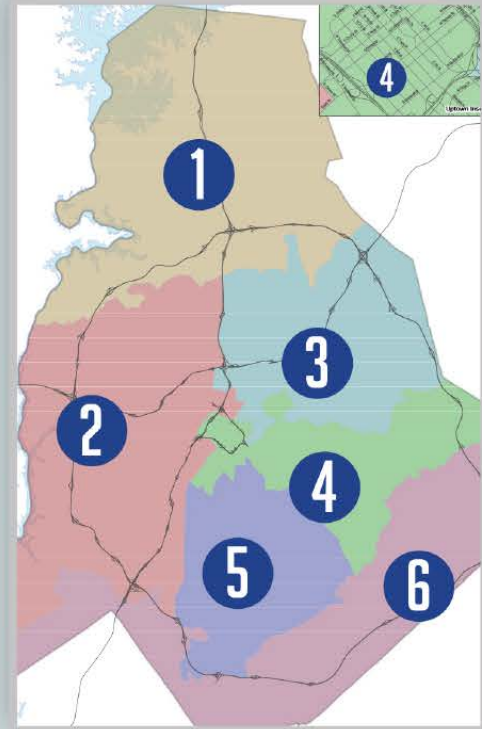
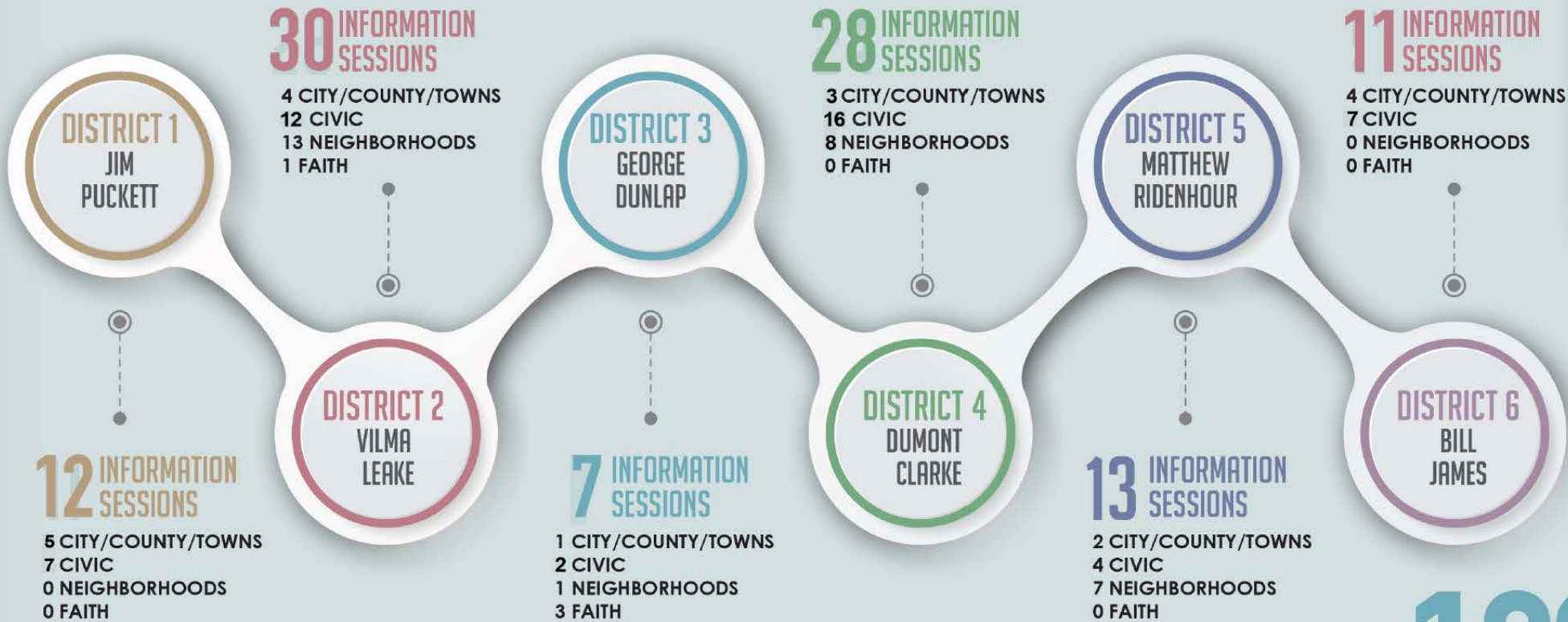
Consistent to All



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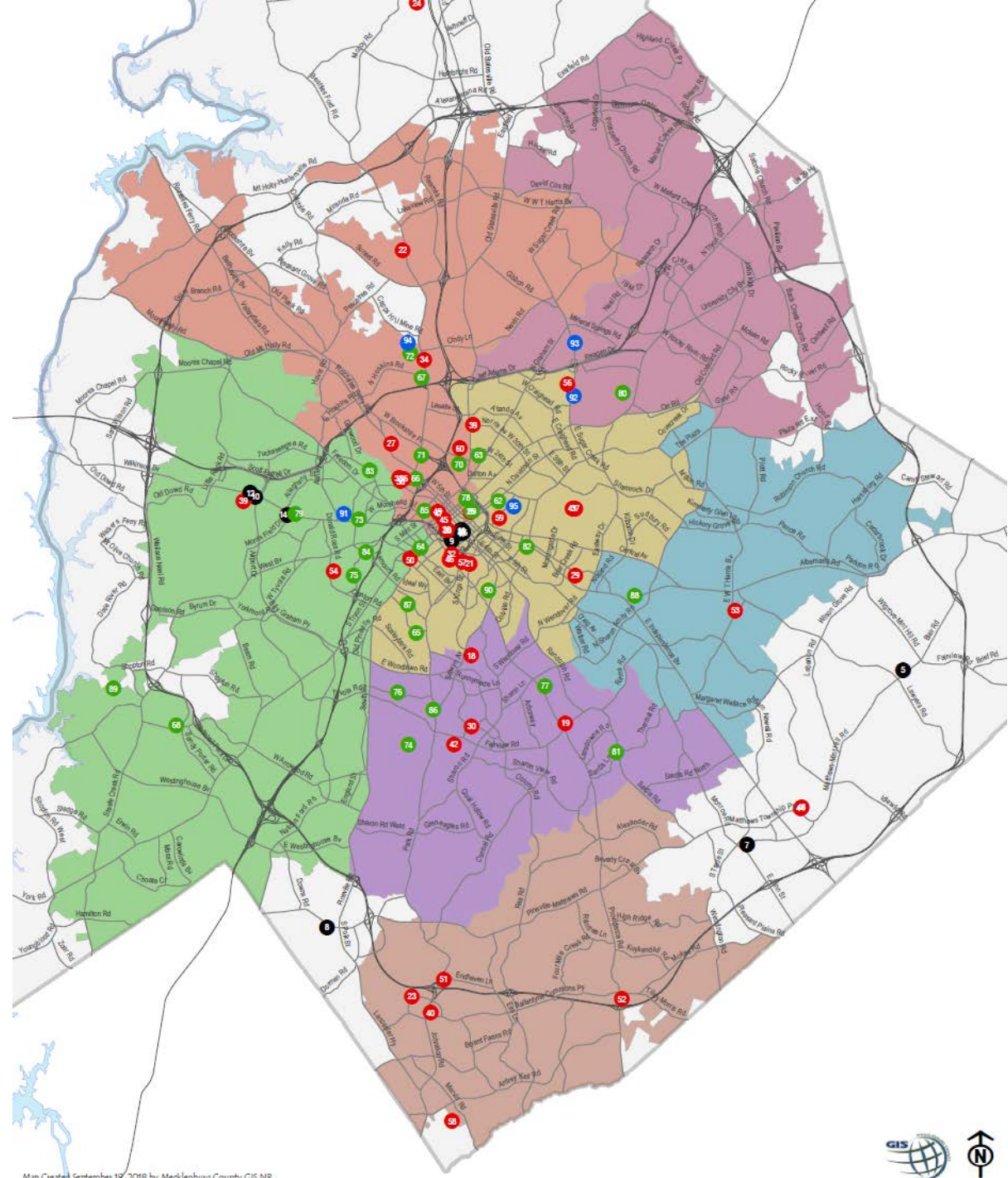
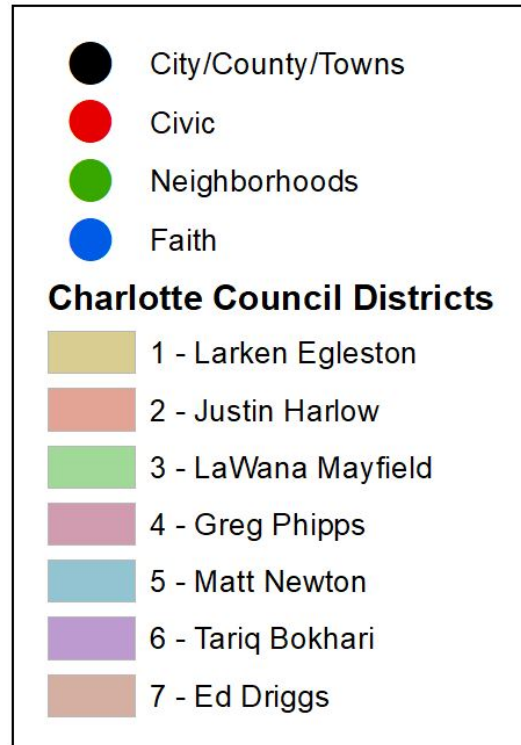
# COMMUNITY ENGAGEMENT BY DISTRICT



**100** INFORMATION SESSIONS



# Community Engagement by Charlotte City Council District



# 2019 Revaluation

Questions?



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