

RESOLUTION # _____

RESOLUTION ADVANCING THE SCHEDULED OCTENNIAL REAPPRAISAL
AND
ADOPTING A NEW REAPPRAISAL CYCLE

- WHEREAS, North Carolina General Statute ("G.S.") §105-286 requires all real property be appraised at least every eight years;
- WHEREAS, the Buncombe County Assessor completed a sales assessment ratio study for the third quarter of calendar year 2018 and found that County-wide real property median assessed values are 86% of current market values which creates an inequity for real estate property tax liabilities for citizens in our County because some citizens will pay more property taxes than they would if all properties were properly valued at 100% market value;
- WHEREAS, G.S. §105-286 mandates the octennial reappraisal cycle be advancement if the sales assessment ratio is less than .85 or greater than 1.15 as indicated on the notice the county receives under G.S. §105-284;
- WHEREAS, G.S. §105-286 also authorizes a county to advance the reappraisal cycle upon adoption of a resolution so providing; and
- WHEREAS, this Board is of the opinion that it is in the best interests of the citizens and residents of Buncombe County to conduct a general reappraisal of real property to be effective as of January 1, 2021 and to designate a new reappraisal cycle.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners for the County of Buncombe as follows:

1. That as authorized by G.S. 105-286, this Board advances the scheduled Octennial Reappraisal and directs that the next real property reappraisal will be effective as of January 1, 2021.
2. That as authorized by G.S. 105-286(c), this Board hereby establishes a more frequent reappraisal cycle and directs that all real property in the County shall be reappraised every fourth year following January 1, 2021.
3. All acts and doings of officers, employees and agents of the County that are in conformity with the purposes and intents of this Resolution as described above shall be, and the same hereby are, in all respects approved and confirmed.

4. All resolutions or parts thereof of the Board in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.
5. That this resolution be effective upon its adoption.

ADOPTED this the 2nd day of January, 2019.

ATTEST

BOARD OF COMMISSIONERS FOR THE
COUNTY OF BUNCOMBE

Lamar Joyner, Clerk

By: _____
Brownie Newman, Chairman

APPROVED AS TO FORM

County Attorney