



Reappraisal 2021

Presented by

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Presentation of the 2021 Schedule of Values

NCGS 105-317 states the Board of Commissioners must adopt a Schedule Values for each general reappraisal



What is the Schedules of Values?

- The Schedules of Values describes the appraisal methodology, definitions, and rates used to value all real property.
- The Schedules of Values will be used to value all taxable real property beginning January 1, 2021.
- NCGS 105-317 - The Assessor shall submit to the Board of Commissioners and the Board of Commissioners must adopt the Schedules of Values for the 2021 reappraisal.
- The Schedules of Values will remain in effect until the next general reappraisal.
- The Schedules of Values assures uniformity in the appraisal process.
- The Schedules of Values offers transparency into the process for all property owners.



Reappraisal Schedule

2020

- **August 4th** –Formally present Final Schedule, Standards and Rules (Schedule of Values). Board of Commissioner to approve the advertisement of the public hearing and set the date of the public hearing. (Schedule of Values open for public review)
- **August 5th**- Advertise public hearing
- **August 18th**– Conduct public hearing
- **September 1st** – BOC approves/adopts Schedule of Values
Order to advertise – One day per week for four weeks
 - September 2nd
 - September 9th
 - September 16th
 - September 23rd
- **October 1st** appeal period deadline



Reappraisal Schedule (cont)

2021

- **January-February** – Mail new assessment to citizens
- **February-April** – Informal appeals
- **April-May** - Schedule of values adopted (BOC)
- **April** – Board of Equalization of Review convene
- **March-April** – Estimate taxable value for all districts
- **June-July** – Establish new tax rate (BOC)
- **August** – tax bills mailed to citizens



2021 Schedules of Values

Action requested from the Board of Commissioners today August 4th 2020.

- Set the public hearing for the BOC regular meeting on August 18th 2020
- Approve the advertisement of the public hearing starting August 5th



Questions?

