



# Ad Hoc Reappraisal Committee

## Overview and Recommendations



# Resolution and Committee Charge

WHEREAS, recognizing that legally required tax assessments of real property and the reappraisal process are confusing and largely misunderstood, and in light of recent charges that the process is not equitable this Board desires to create an ad hoc committee;

WHEREAS, the goals of this committee would align with the County's Racial Equity Action Plan, including:

1. to identify citizen concerns,
2. provide guidance on future assessments, and
3. provide input into equity concerns



# Committee Members

- Brenda Mills – Equity Representative
- Ori Baber – At-large Member
- Bobbette Mays – At-large Member
- DeWayne McAfee – At-large Member
- Melanie Pitrolo – At-large Member
- Debbie Lane – Board of Equalization & Review Member
- Miriam McKinney – Board of Equalization & Review Member
- Jonathan Hunter – Real Estate Professional



# How We Got to Now

- First Committee meeting was held the beginning of November 2021
- 14 Committee Meetings conducted
- Meetings were virtual and in-person with an emphasis on educating members to help enable the development of meaningful recommendations
- Education activities included, but are not limited to:
  - Offering public comment at meetings
  - Administering a community survey and soliciting comments
  - Engaging Syneva Economics to conduct a study on the appraisal results
  - Conducting an assessment process simulation exercise
  - Review of the County's Racial Equity Action Plan
  - Hosting multiple guest speakers on a variety of topics



# Guest Speakers

1. Six guest speakers and 2 staff presented information to the Committee

Sample topics discussed:

- Property appraisal methodology and standards
- State Law governing the property appraisal process
- What local governments can and cannot do
- History of black homeownership in Buncombe County
- The impact of public policy decisions, and their negative outcomes for underserved populations
- Racial Equity Action Plan overview
- An overview of the assessment process in Buncombe County



# Addressing the Resolution Items

1. Citizen concerns
  - 1200+ respondents to a community survey(500+ comments)
  - Public comment during meetings allowed the Committee to hear and understand the community's concerns
2. Provide guidance on future assessments
  - Recommendations developed by the Committee provide guidance on enhancing the assessment process
3. Provide input into equity concerns
  - Recommendations developed by the Committee were done through an equity lens with County's Equity Analysis Tool applied to the each of the recommendations



# Committee Recommendations

Strategic Direction	Actionable Recommendations	Next Steps / Actions Required	Time to Implement: Short (1-6 mo's), Med. (7-12 mo's), Long (12+ mo's)
Develop assessment policies to optimize tax revenue	Differentiate short-term rentals, investments and/or secondary home's assessment approach from that of single-family homes used as primary residence	Collaborate with County planning, County legal, NCDOR, and UNC-SOG to determine best policy	Long Term
	Allocate short-term rental revenue to fund HHS Homeowner Grant Program	Dependent on outcome of recommendation above	Long Term
	Focus lobbying efforts to increase revenue streams (supports the two above)	Will require lobbying resources	Long Term
Increase Capacity in Assessment Department	Develop process to correct the percentage of properties with incorrect attributes	Conduct relist and / or community outreach mailer	Medium Term
	Increase frequency of property re-assessments (every 2-3 years)	Establish dedicated reappraisal team	Long Term
	Develop key metrics to trigger increase in staff	Currently in place	Short Term



# Committee Recommendations (cont.)

Strategic Direction	Actionable Recommendations	Next Steps / Actions Required	Time to Implement: Short (1-6 mo's), Med. (7-12 mo's), Long (12+ mo's)
Increase Education & Outreach	Leverage Social Media, Faith-based organizations, and non-profits to engage and educate the community	Need to develop comprehensive communications plan	Medium Term
	Provide expert community ambassador to provide education on the appraisal process	Develop project plan with CAPE	Medium term
	Partner with local board of realtors to provide assistance / education with the assessment and / or appeal process	Identify willing volunteers	Long Term
	Reassess limits on exemptions to expand eligibility and participation	Will require legislative change to accomplish	Long Term
Enhance Permitting Compliance	Partner with Real-estate professionals and Builders Association to ensure accurate property attributes are reported by homeowners (enforcement required)	Need to develop comprehensive communications plan	Medium Term
	Enhance internal process for communication between Assessment & Permitting Dept's	Currently in place	Short Term





# Discussion

