2019 Revaluation Update

Presented by the

Mecklenburg County Assessor's Office

CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

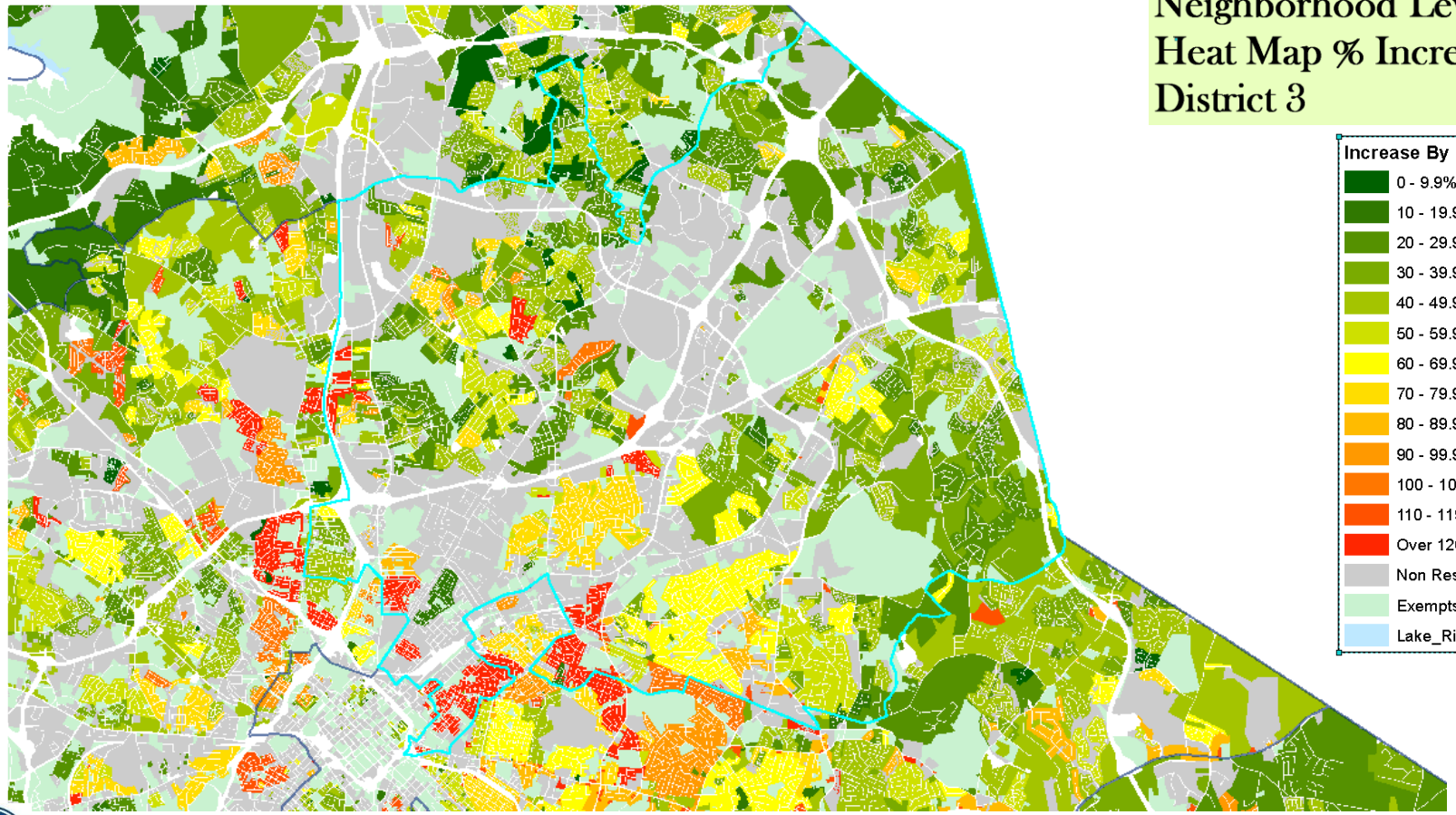
Progress to Date

- 371,500 Parcels Completed – 100%
- 54% Total Increase
- 43% Residential Average Increase
- 77% Commercial Average Increase

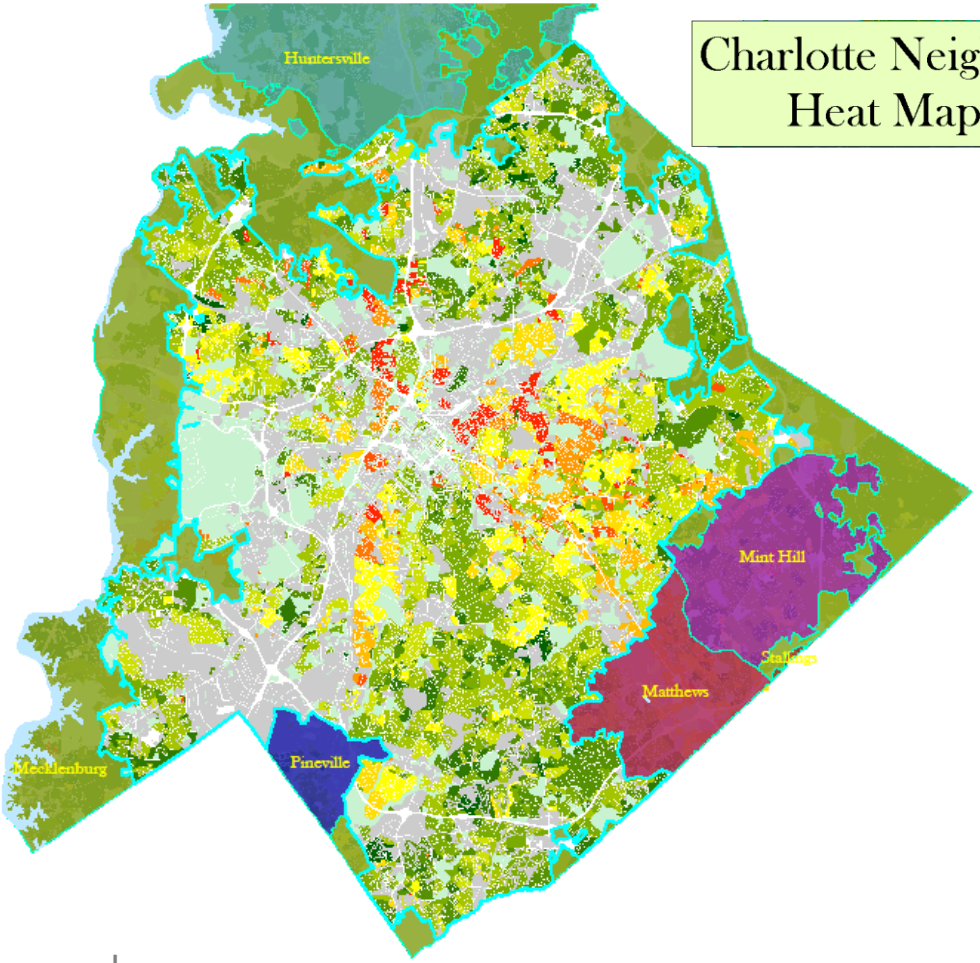
Revenue Neutral Rate

- Intended to show the tax rate that would keep the local government's revenue neutral given its new tax base
- The revenue neutral rate is developed by each jurisdiction
- The rate must be published, but is not required to be adopted
- Must be included in the proposed budget submitted in reappraisal years

Neighborhood Level Heat Map % Increase District 3



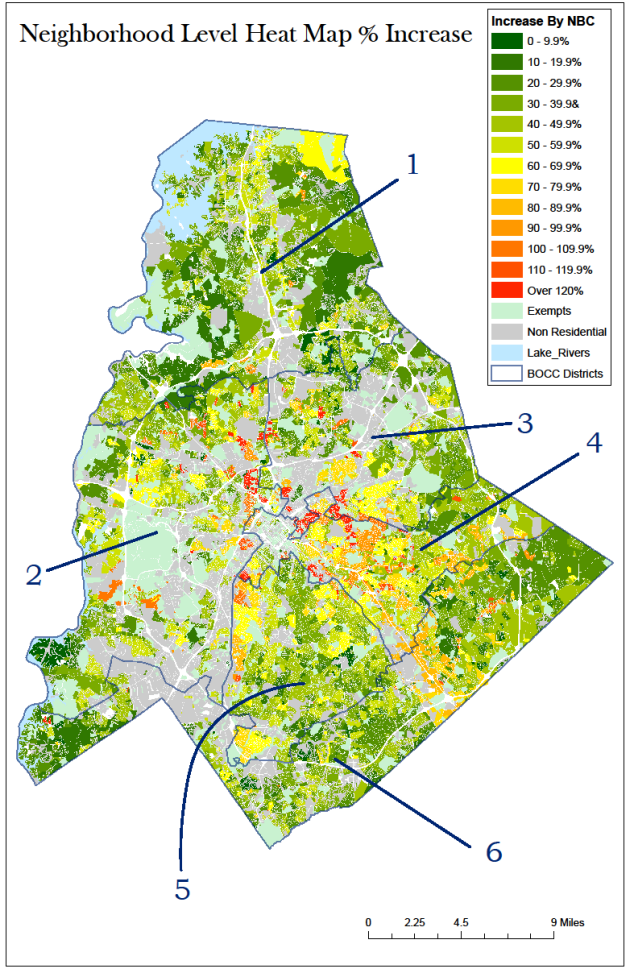
Charlotte Neighborhood Level Heat Map % Increase



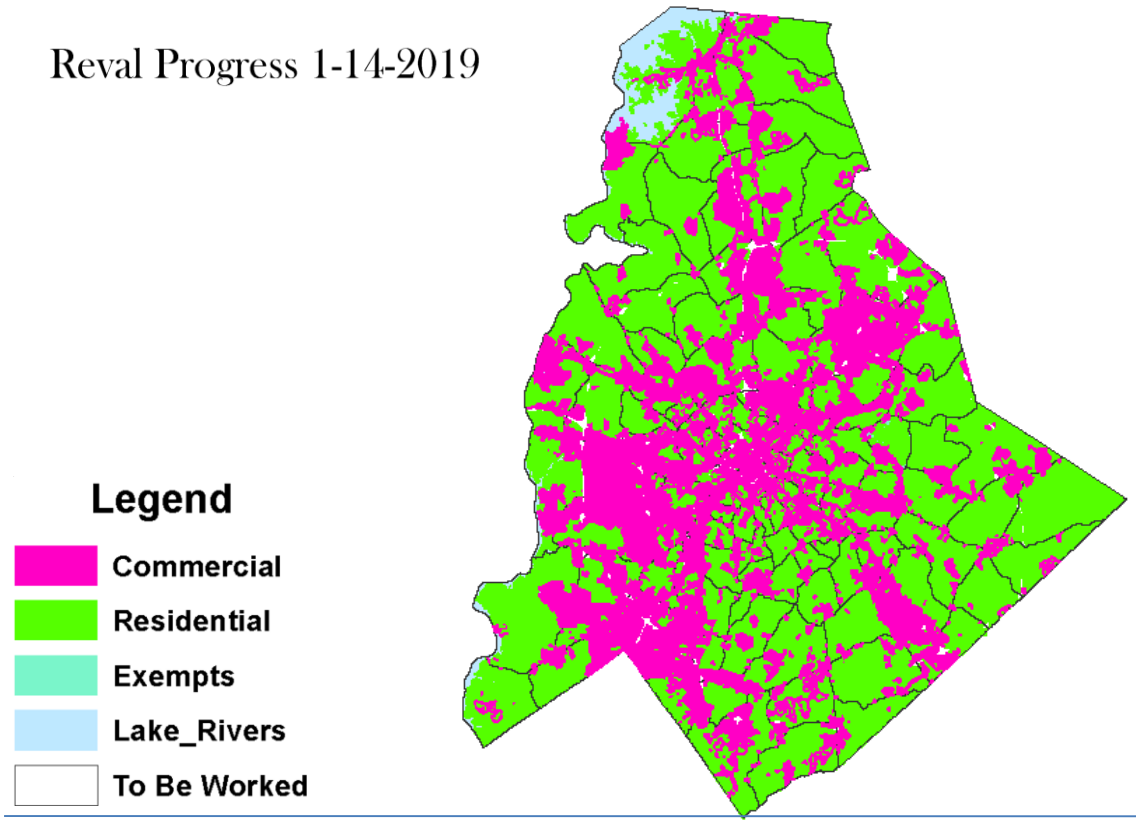
Increase By NBC

- 0 - 9.9%
- 10 - 19.9%
- 20 - 29.9%
- 30 - 39.9&
- 40 - 49.9%
- 50 - 59.9%
- 60 - 69.9%
- 70 - 79.9%
- 80 - 89.9%
- 90 - 99.9%
- 100 - 109.9%
- 110 - 119.9%
- Over 120%
- Non Residential
- Exempts
- Lake_Rivers

2019 REVALUATION UPDATE
"We Value Mecklenburg County"
Residential Heat Map



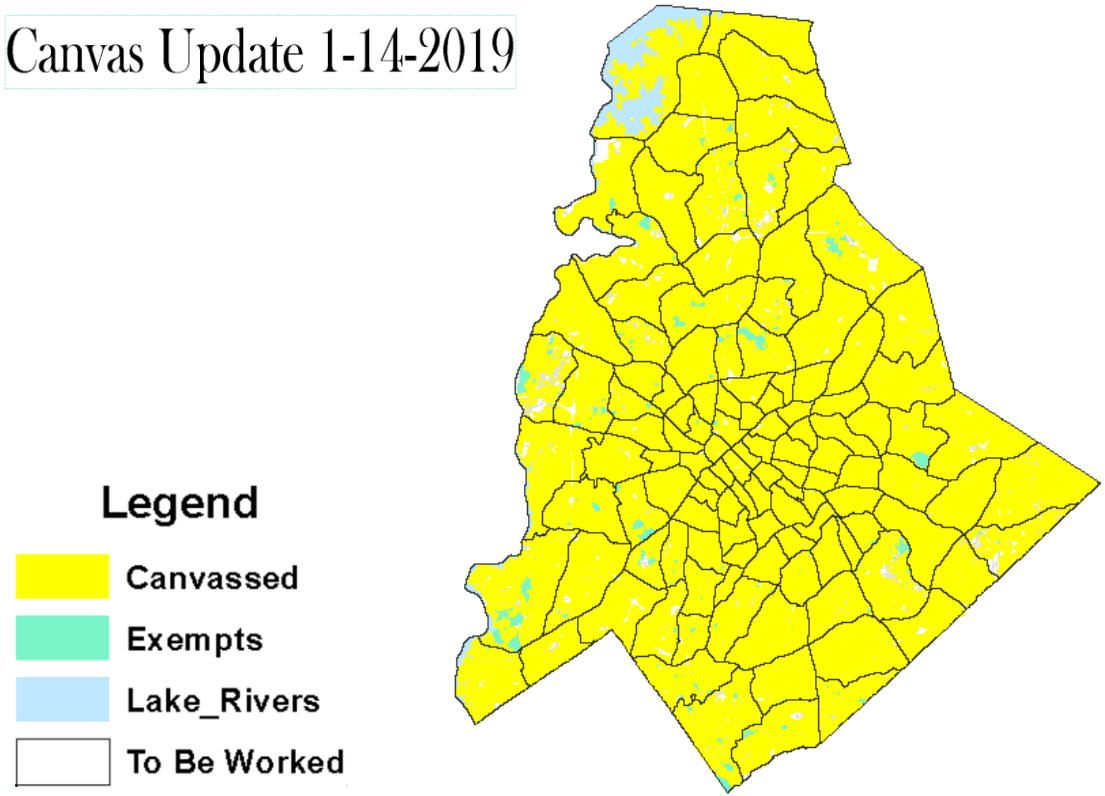
Reval Progress



Field Canvassing Update

- 305,915 parcels canvassed to date
- Roughly 82% of Mecklenburg has been visited
- Major Neighborhoods completed
  - 340 neighborhoods were identified as Major out of 1,982 total
  - 103,238 parcels were Major

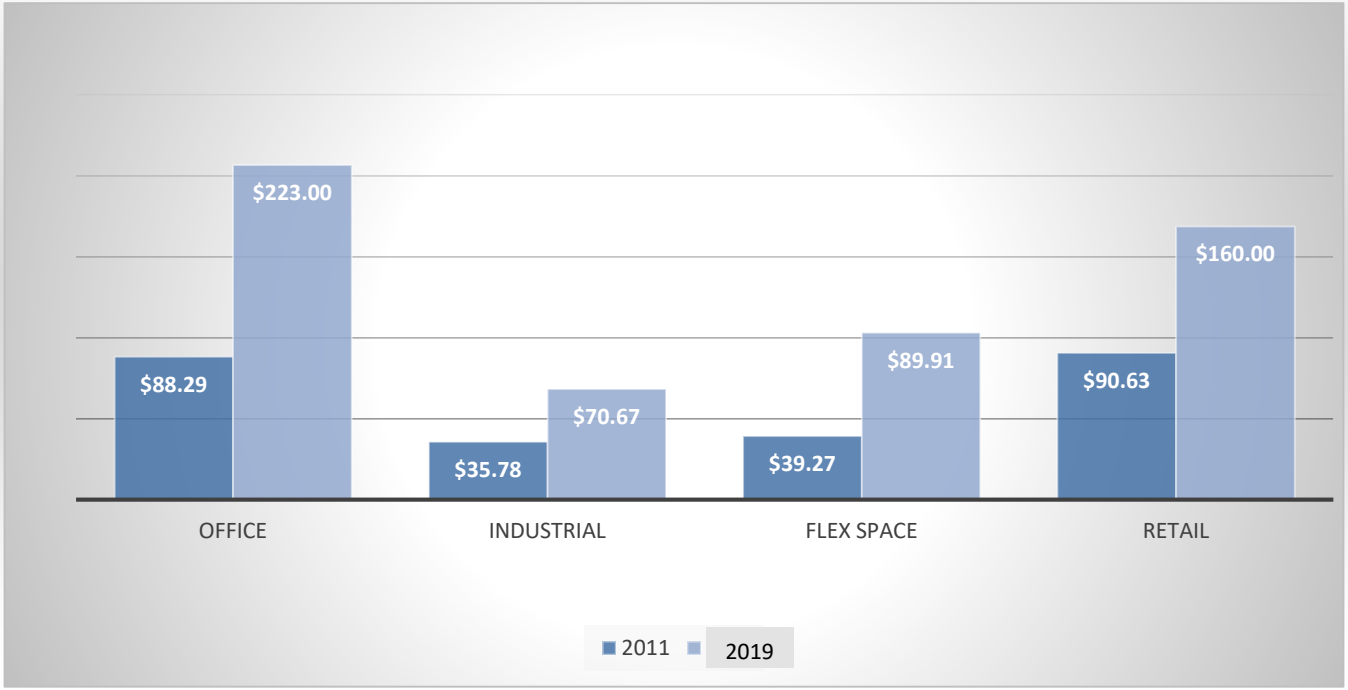
Field Canvassing Update



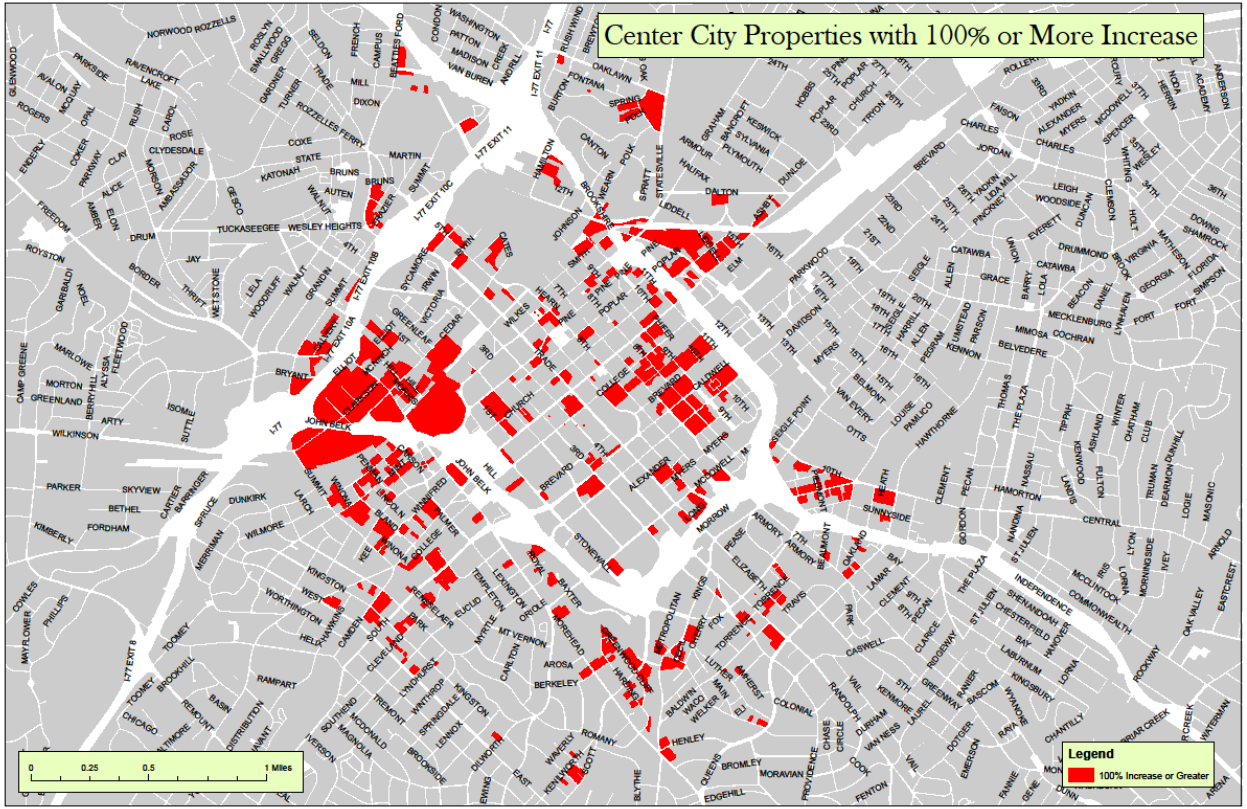
Progress to Date

- 2019 Reval- Residential to date
  - Median Sales $347,979
  - Median Ratio .99
    - The median ratio is the middle ratio when the ratios are arrayed in order of magnitude
  - COD 4.402
    - Coefficient of Dispersion represents the average percentage deviation from the median ratio. The lower the COD, the more uniform the ratios within the property group
  - PRD 1
    - Price-related differential is the mean divided by the weighted mean. PRD's above 1.03 tend to indicate assessment regressively; PRD's below 0.98 tend to indicate assessment progressivity

Commercial 2011-2019



2019 REVALUATION UPDATE
"We Value Mecklenburg County"
Center City Properties Increase 100% or More



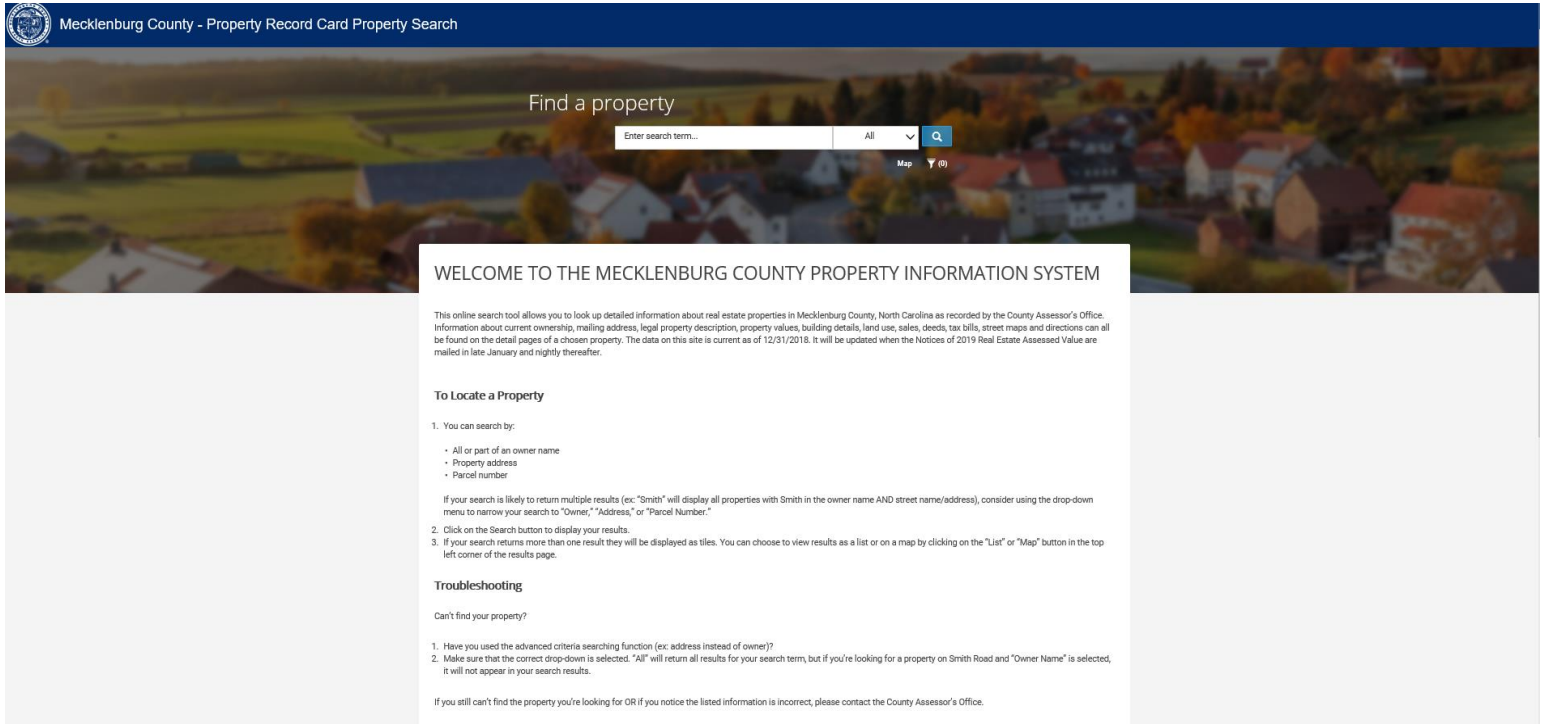
MeckReval.com

Sales/Market Transactions

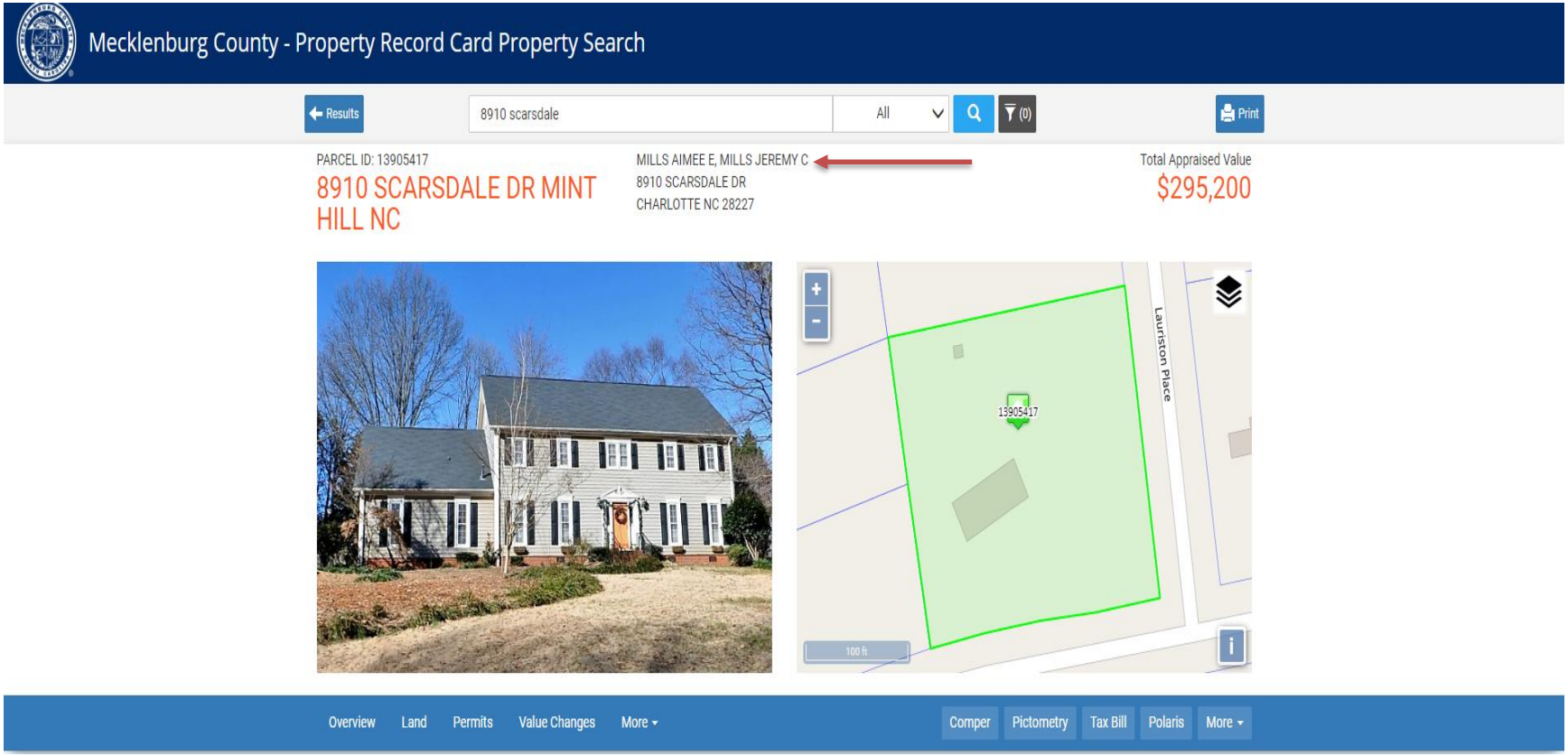
- 2011 Revaluation Qualified Sales
  - 15,656 in 2008
  - 9,898 in 2009
  - 8,140 in 2010

- 2019 Revaluation Qualified Sales
  - 24,092 in 2016
  - 25,073 in 2017
  - 23,183 in 2018

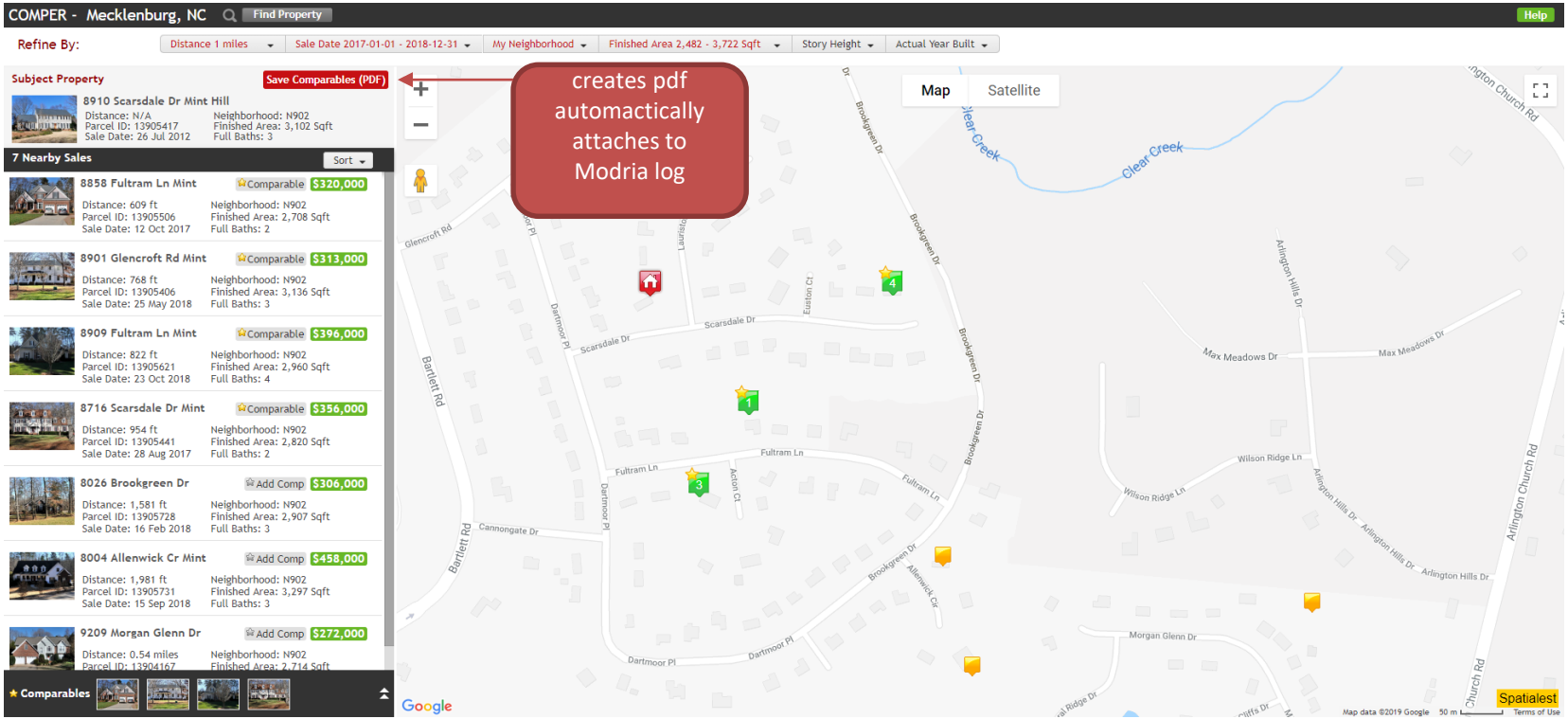
Enter the parcel number



Click the situs link for parcel details



Comper view and options



Comper pdf

Discussion

July-19-2018

19-Jul-2017 02:52:51 PM **toni public** has completed **Filing a Citizen Inquiry** - Event: Inquiry filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly. 02:52 PM

Toni Staff (Mecklenburg Cao)

TS

19-Jul-2017 02:56:18 PM **Mecklenburg CAO** has completed **Respond** - Event: Please note that Mecklenburg CAO appointed an appraiser to review this inquiry. The appraiser will review all the relevant facts at hand and may request additional information before either closing this inquiry, or submitting an Email Notification. 02:56 PM

Hello, can you please correct my bathroom count from 3 to 2? 03:11 PM

Modria Manager (Admin)

MM

Added file comper_19716322_874482.pdf

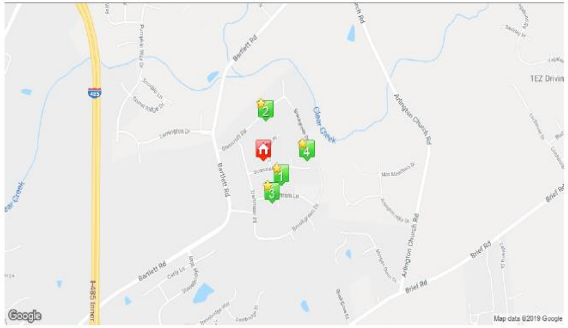
Notification of Comper attachment

Post a message

☑ Press 'Enter' to send messages

Printout

Comparable Report: 8910 SCARSDALE DR MINT HILL



Subject	Comp #1	Comp #2	Comp #3
13905417 8910 SCARSDALE DR MINT HILL	13905506 8858 FULTRAM LN MINT HILL	13905406 8901 GLENCROFT RD MINT HILL	13905621 8909 FULTRAM LN MINT HILL

Distance	N/A	609 ft	768 ft	822 ft
Sale Price	$242,000	$320,000	$313,000	$396,000
Sale Date	26 Jul 2012	12 Oct 2017	25 May 2018	23 Oct 2018
Neighborhood	N902	N902	N902	N902
Finished Area	3,102 Sqft	2,708 Sqft	3,136 Sqft	2,960 Sqft
Full Baths	3	2	3	4
Bedrooms	5	3	3	4
Exterior Wall	ALUMINUM, VINYL	ALUMINUM, VINYL	MASONITE	HARDIPLANK/BOARD/SHAKE
Building Type	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
Actual Year Built	1986	2006	1979	2007
Finished Garage	556 SqFt	483 SqFt	N/A	558 SqFt

Email and link into Modria

Mailinator

EMAIL PRICING FAQ

Inbox: toni_public

toni_public@mailinator.com
m8r-29iyn9@mailinator.com

To: toni_public
From: no-reply@trial-mecklenburg.modria.com
Message Id: 1497989037-200036947054-toni_public
Subject: **Your Inquiry No: 504501 - Inquiry submitted successfully**
Received: Tue Jun 20 2017 16:03:57 GMT-0400 (Eastern Daylight Time)

text/html

Secure Link

Dear toni public,

We are contacting you regarding Mecklenburg Resolution Center Inquiry: 504501 (Parcel #: 13905417)

Thank you for filing an inquiry regarding parcel number 13905417. Our services will review the details you provided and contact you shortl

Sincerely,

Mecklenburg Resolution Center
Mecklenburg County Government - Assessor's Office
Website: Click Here
Powered by Modria

Modria inquiry CLOSED

https://trial-mecklenburg.modria.com/#casedetails/504516

Mecklenburg County (TEST) - ... | Resolution Center | Google

File Edit View Favorites Tools Help

Suggested Sites | Web Slice Gallery

Cases Downloads

POWERED BY MODRIA

DG

Inquiry: toni public - Parcel: 13905417 Year: 2017

Inquiry #504516 | Order #1500488782381 | Amount: 295200.00 USD

- Discussion
- Files
- Information
- Timeline (3)

CLOSED - COMPLETED

The Appraiser concluded that the inquiry was completed, and closed it.

Discussion

July 19,2017

Toni Public (Filer)

TP — 19-Jul-2017 02:52:51 PM **toni public** has completed **Filing a Citizen Inquiry** - Event: Inquiry filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly. — 02:52 PM

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Toni Public (Filer)

TP — Hello, can you please correct my bathroom count from 3 to 2? — 03:11 PM

19-Jul-2017 04:31:48 PM **Arbitrator** has completed **Respond** - Event: The Appraiser indicated that this inquiry was completed. Specifically, the Appraiser indicated the following: "I have updated your bathroom count from 3 to 2 and it has been corrected in CAO database. Thank you for your time..". Consequently, this inquiry is now closed. — 04:31 PM

Posting messages to this discussion is disabled (the case may be closed or you do not have permission to post at this time)

Press 'Enter' to send messages

Tax Exemptions and Exclusions

- Elderly or Disabled Requirements (exclusion of $25,000 or 50% of taxable value, up to 1 acre)
  - Deed in applicant's name or title to residence as of January 1st
  - Must be N.C. resident
  - At least 65 years of age or totally and permanently disabled.
  - 2018 Income must not exceed $30,200
  - Has income for the preceding calendar MORE than the income eligibility limit

"Circuit Breaker" Tax Deferral

- Taxes are limited to 4% of the homeowner's income when income does not exceed $30,200
- Taxes are limited to 5% of the homeowner's income when income does not exceed $45,300.
- Taxes in excess of limitation amount are deferred and remain a lien on the property.
- The current year plus the last three years of deferred taxes become payable with interest if a disqualifying event occurs.

Tax Exemptions and Exclusions

- Disabled Veterans Homestead Exclusion (first $45,000 of assessed value)
  - Deed in applicant's name or title to residence as of January 1st
  - Must be N.C. resident
  - Honorably discharged veteran – 100% disabled (service related) or receive benefits for specially adapted housing under 38 U.S.C. 2101
  - There is no age or income requirement

- Application available online or call 980-314-4226 (4CAO) for application

2019 REVALUATION UPDATE

"We Value Mecklenburg County"

*	1/17-7/19	Community Engagement
*	1/18-12/18	Citizens Review Committee
*	8/8/18	BOCC Initial Presentation of Schedule of Values (SOV)
*	9/5/18	Public Hearings for SOV
*	9/18/18	BOCC Adoption of SOV
*	10/22/18	SOV Appeal Period Ends
*	12/18	CAO Value Finalization
*	1/23/19	Notices of Value Mailing to Property Owners
*	**1/24/19**	**Informal Appeals Period Begins**
*	**5/20/19**	**BER Appeal Period Ends**
*	**7/19**	**FY20 - Tax Bill Mailing to Property Owners**

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