



2019 Property Revaluation Important Dates

January 2019

Notice of 2019 Real Estate Assessed Value is sent to all County property owners.

May 20, 2019

Board of Equalization and Review (BER) Adjournment/ Deadline for Formal Appeal of Assessed Value to be filed.



Mecklenburg County Assessor's Office

Mailing Address:
Assessor's Office
P.O. Box 36819
Charlotte, NC 28236-6819

Assessor's Office - Real Estate
P.O. Box 31127
Charlotte, NC 28231

Office Location:
Assessor's Office
Valerie Woodard Center
3205 Freedom Drive - Suite 3500
Charlotte, NC 28208

Office Hours:
Monday - Friday
8am - 5pm
Closed on County Holidays

Email – AssessorQuestions@mecknc.gov
Phone – 980-314-4226



Mecklenburg County Property Revaluation



What is a Property Revaluation?

North Carolina General Statute (NCGS) 105-286 requires all counties to conduct a property revaluation at least every eight years. That means every property in the County is reviewed and assessed to determine its market value as of January 1 of the revaluation year.

How do you determine my property's value?

- The County Assessor's Office works to verify and update property information for all properties in the County throughout the year.
- Assessors consider improvements and changes to the property, comparable property sales, property lines and other data gathered after inspecting the property to determine your property's market value. Consistency and equity within neighborhoods and property types are extremely important and quality control checks are in place to ensure equity.
- Then, each property owner receives a "Notice of Real Estate Assessed Value" which lists the most recent market value. This value reasonably reflects what the property would be worth if it were offered for sale.

Still Have Questions?

What if I have questions about my assessed value?

- You can review your assessment online at MeckReval.com.
- You can request an informal review of your assessed value within 30 days of receiving your Notice of Real Estate Assessed Value.
- You can skip the informal review process and file a Formal Appeal request (online, in person or by mail) with the Board of Equalization of Review (BER).

Property Revaluation/Assessed Property Value and Taxes

- The County Tax Assessor determines your property's market value. The tax rates have no impact on this process.
- The tax rates are set by the Mecklenburg Board of County Commissioners along with local City Councils. The tax rate will not be set until the Board and Councils have established their respective fiscal budgets.

YOU CAN DECIDE TO HAVE YOUR 2019 ASSESSED VALUE REVIEWED/Appealed FOR THE FOLLOWING REASONS:

YES

- ✓ Assessed Value is substantially higher than Market Value
- ✓ Assessed Value is substantially less than Market Value
- ✓ Assessed Value is inequitable with similar properties

NO

- ✗ The percentage increase over the previous Assessed Value
- ✗ Your financial ability to pay the taxes or Insurance Value
- ✗ Historical construction cost

THE DEADLINE TO FILE A FORMAL APPEAL FOR REVIEW BY THE BOARD OF EQUALIZATION AND REVIEW (BER) IS MAY 20, 2019.