

**Mecklenburg County
Assessor's Office
Revaluation Review Frequently Asked Questions**

Q: When will the review begin?

A: The review began October 1, 2013.

Q: Will my property be reviewed?

A: Yes. All real property in Mecklenburg County is required to be reviewed in accordance with the requirements of the legislation. [{Session Law 2013-362}](#)

Q: If a refund is due, who will receive the refund?

A: The notice of refund and the refund amount will be sent to the owner of record as of the date the payment was made.

Q: When will I receive my refund?

A: After the review of your property is completed you will receive a notice in the mail informing you of either a change or no change in value. You will have 30 days from the date on that notice to file an appeal. If a refund is due, it will be placed in the refund process either 40 days after the notice date or after the conclusion of any appeal that is filed. The refund process may take 120 days or more to complete.

Q: How will this review affect my settled appeal?

A: It is possible that the review could result in an increase, a decrease or no change in your property value.

Q: What sales will be considered?

A: Only sales that occurred prior to the assessment date of Jan. 1, 2011, will be considered in the review process. Sales in 2009 and 2010 are applicable with those sales that occurred within 6 months prior to Jan. 1, 2011 given the most credence.

Q: Will current sales be considered?

A: No. Sales that occurred after the date of the reappraisal (January 1, 2011) will not be considered.

Q: Who is doing the review work?

A: Mecklenburg County has contracted with Pearson's Appraisal Services to conduct the review.

Q: How will I know when my property has been reviewed?

A: Once the review of your property is complete, you will receive a notice from the Assessor's Office in the mail.

Q: Will all values in the county be changed?

A: All property owners will receive a notice in the mail from the County Assessor's Office that will provide information on the value of your property once it has been reviewed.

Q: Will new notices go out to all taxpayers?

A: Yes. All property owners will receive a notice.

Q: Who will receive the notice?

A: If the property has not changed ownership since Jan. 1, 2011, then the owner of record as of that date will receive the notice. (If the property has changed ownership since Jan. 1, 2011, it is uncertain at this time if the current owner will also receive a notice. Once that determination is made, the website will be updated.)

Q: Will previous PTC or BER decisions be over ruled?

A: If your value has already been changed through the appeals process and you receive a notice that shows a change in your value because of the review, then you will have the right to appeal your value again.

Q: Will settlements made prior to the BER hearing be over ruled?

A: It is possible that your value could change as a result of the review process. If a value change does occur, you will have the right to appeal the value again.

Q: Does this review affect primarily residential properties?

A: No. **ALL** real property in Mecklenburg County will be reviewed.

If you still have questions, you may refer them to a member of our Appeals Support Team about your specific case, at 704-432-7250 or Appeals@mecklenburgcountync.gov.