



# 2021 REAPPRAISAL

## Summary Presentation to the Board of County Commissioners

# What is Reappraisal?

- **Reappraisal** is a process in which all real property in the county is appraised at its **current market value** as of a particular date.
- Real property includes both land and the improvements on it, whether residential, commercial, agricultural or industrial in nature.



# Why We Reappraise Property

- State Law requires all counties to conduct a reappraisal at least once every eight years.
- Reappraisal distributes the overall property tax burden equitably across the county based on current market values.



# What is Market Value?

- Market value is the most probable price a property would bring in an open and competitive market.
- Over time, most properties change in value, but often at different rates, depending on location.
- **The Tax Office does not create market value**, rather we analyze market sales to determine market patterns and trends in different locations. **Market value is set by the choices of buyers and sellers in the marketplace.**



# When will Reappraisal Occur

- Reappraisal takes effect **Jan. 1, 2021**.
- New market values will be used to calculate tax bills from **Summer 2021** until the next reappraisal occurs.
- 2021 Reappraisal Notices will be mailed to all Chatham County property owners at the end of March 2021



# 3 Steps to Reappraisal

## **1. Collection of Physical Characteristics:**

Physical characteristics are collected for each property, including condition and exterior features.

**2. Sales Analysis:** Property sales are studied to determine market areas, trends, and patterns.

**3. Develop Schedule of Values:** Schedule of Values are developed to help appraisers correlate physical characteristics with market values.



# Where Our Values Come From

- Properties and sales are analyzed to determine current property conditions, market areas, and typical sale prices for areas.
- Some variations cannot be determined from the property's exterior. For example:
  - Whether a bonus room or basement is finished or unfinished.
  - Cathedral ceilings or other floor plan variations affecting the size of a second floor.
  - An unusual floor plan or other interior feature that is not typical for the market.
- The challenge, then, is to develop tables that correlate the physical property data we have on file with the sales data to help predict values for all properties, including those that did not sell.



# Why We Do It This Way

- We are responsible for appraising about 45,000 individual properties all at one time. This is referred to as **mass appraisal**.
- Most major taxing jurisdictions across the country have the same sort of challenge.
- There is no practical way to appraise a large number of properties using the same methods used by single-property appraisers.
- Industry-standard methods have been developed for mass appraisal to produce property values that are reasonable and reliable.
- Unlike single-property appraisals, mass appraisal includes an appeals process to help address valuation issues that can result from limited information, inaccuracy, or even a difference of opinion.





# How Do We Know It's Right?

- Mass appraisal techniques include statistical tools used to help measure the accuracy of an appraisal.
- We use a **sales ratio** as a common measure of how closely assessed values match up with current sale prices. The formula is:  $\text{Assessed Value} \div \text{Sale Price}$
- A meaningful sales ratio requires considering multiple sales at typical market values. Sales of single properties or sales under non-typical conditions (foreclosures, auctions, short sales, etc.) often produce misleading results.



# Sales ratio - Intro

- Sales ratio studies indicate how closely appraisal methods match up with market activity
- The ratio is determined by dividing:

$$\frac{\text{Appraised Value}}{\text{Sale Price}}$$

- After finding the ratio for a number of properties, the median (number in the middle) is determined
- The Coefficient of Dispersion (COD) indicates how closely the appraisal method reflects actual sale prices



# Sales ratio - Results

- At the outset of the reappraisal project, we set the following sales ratio goals:

Median Sales Ratio: between 0.9 and 1.10 COD: 10-15  
is typical, but lower is better

- These goals reflect the standards of the International Association of Assessing Officers (IAAO)

- **Our actual results:**

**Median Sales Ratio: .9891**

**Mean (Average) Sales Ratio .9978**

**COD: 10.72**



# What does this mean?

- A median sales ratio around 1.00 indicates that 2021 appraisal methods have generally followed sales in the market as a whole
- A low COD indicates that 2021 appraisal methods match up very closely with market sales of individual properties
- Both factors are important, because they demonstrate the accuracy of the appraisal methods that have been used for all properties, including those that have not recently sold



# Another way to look at it

When Change of Value Notices are mailed at the end of March

- Overall countywide change is 14%
- 77% of properties have a value higher than in 2017
- 23% of properties have a value lower than in 2017
- 46% of all properties changed by +/-15% or less



# Different Areas, Different Changes

In broad terms, we have seen evidence that market values around the county have changed in different ways since 2017:

- Some areas of the county have seen an increase in market values, while others have experienced a decrease in value
- Some areas have changed a lot, and others by much less
- Some areas are about the same

The following are individual examples of these changes. They do not necessarily reflect market changes for all properties in that area.



- ▶ Location: North West
- ▶ 2017 Assessed Value: \$208,096
- ▶ Sale Date: 3/17/2020
- ▶ Sale Price: \$225,000
- ▶ Increase of 8%



- ▶ Location: North West
- ▶ 2017 Assessed Value: \$180,192
- ▶ Sale Date: 4/14/2020
- ▶ Sale Price: \$228,000
- ▶ Increase of 26%





- ▶ Location: Siler City
- ▶ 2017 Assessed Value: \$136,914
- ▶ Sale Date: 07/17/2020
- ▶ Sale Price: \$150,000
- ▶ Increase of 9.5%



- ▶ Location: Siler City
- ▶ 2017 Assessed Value: \$71,075
- ▶ Sale Date: 12/01/2020
- ▶ Sale Price: \$182,000
- ▶ Increase of 156%



- ▶ Location: Siler City
- ▶ 2017 Assessed Value: \$184,897
- ▶ Sale Date: 11/13/2020
- ▶ Sale Price: \$240,000
- ▶ Increase of 30%



- ▶ Location: Siler City
- ▶ 2017 Assessed Value: \$84,119
- ▶ Sale Date: 10/20/2020
- ▶ Sale Price: \$129,000
- ▶ Increase of 53%



- ▶ Location: South West
- ▶ 2017 Assessed Value: \$58,994
- ▶ Sale Date: 12/29/2020
- ▶ Sale Price: \$135,000
- ▶ Increase of 128%



- ▶ Location: South West
- ▶ 2017 Assessed Value: \$101,799
- ▶ Sale Date: 03/04/2020
- ▶ Sale Price: \$72,500
- ▶ Decrease of 29%



- ▶ Location: South West
- ▶ 2017 Assessed Value: \$220,807
- ▶ Sale Date: 11/19/2020
- ▶ Sale Price: \$275,000
- ▶ Increase of 24%



- ▶ Location: Pittsboro
- ▶ 2017 Assessed Value: \$112,623
- ▶ Sale Date: 10/15/2020
- ▶ Sale Price: \$380,000
- ▶ Increase of 237%





- ▶ Location: Pittsboro
- ▶ 2017 Assessed Value: \$193,244
- ▶ Sale Date: 4/1/2020
- ▶ Sale Price: \$250,000
- ▶ Increase of 29%



- ▶ Location: North East
- ▶ 2017 Assessed Value: \$2,072,122
- ▶ Sale Date: 1/8/2020
- ▶ Sale Price: \$2,275,000
- ▶ Increase of 10%



- ▶ Location: North East
- ▶ 2017 Assessed Value: \$191,031
- ▶ Sale Date: 6/10/2020
- ▶ Sale Price: \$400,000
- ▶ Increase of 109%



- ▶ Location: Briar Chapel
- ▶ 2017 Assessed Value: \$424,394
- ▶ Sale Date: 09/04/2020
- ▶ Sale Price: \$407,000
- ▶ Decrease of 4%



- ▶ Location: Briar Chapel
- ▶ 2017 Assessed Value: \$435,037
- ▶ Sale Date: 10/7/2020
- ▶ Sale Price: \$460,000
- ▶ Increase of 6%



# Appraised Value Vs Tax Rates

- **Appraised value** and **tax rates** are two separate concerns.
- County tax appraisers evaluate market activity to determine appraised value, or market value.
- The tax rate is determined by the Chatham County taxing jurisdictions, based on their budget needs.
- The appraised value is established well before the tax rate is set, and is totally independent of the tax rate.
- The amount of the final tax bill cannot be determined until the tax rate is set.



# Appeals

What to do if you disagree?

## 3 steps to the appeal process:

### 1. Review

- Review the information we have on file for your property, and report any outdated or incorrect information to us.

### 2. Compare

- Compare your property value with the sale prices of similar properties using our free online service.

### 3. Appeal

- If all information is up to date and you still disagree with the assessed value, you can file an appeal with the Board of Equalization and Review (BOER) and schedule a hearing. After the BOER hears your appeal, you will receive written notification of your property value in the mail.



# Appeals

**Is the question really about value?**

There are often issues other than tax value that concern property owners, such as:

- The amount of change from the last reappraisal
- Affordability of the expected taxes
- Level of services provided

While these are all understandable concerns, the only issue the tax office can address is the appraised value.





# How to Support Your Appeal

**You will need to provide information to support your appeal.**

## **Useful documentation includes:**

- Comparable sales or comparable sale reports from the property owner, the counties online sales database or a real estate professional
- Pictures showing the property's inner and outer features and condition, including any upgrades

Optional: A copy of a recent fee appraisal for the property, such as one done in connection with the purchase or refinance of the property



# How to Support Your Appeal

- Data errors and out-of-date information about your property can be managed quickly. Our staff members are here to help if you need to correct, update, or verify your property information.
- Qualifying property owners may benefit from one of the available property tax relief programs
- Appeals must be based on value, not on the change in value or what the expected tax increase might be.
- If you know you're going to appeal your property value assessment, it is best to appeal **as early as possible and before the May 6, 2021, deadline** to ensure you can arrange and prepare for a hearing.
- You must appeal by 5 p.m. on May 6, 2021, to be considered.**



# Key Reappraisal Dates

<b>Effective Date of Reappraisal</b>	<b>Jan. 1, 2021</b>
Reappraisal Notices Mail Date	March 26, 2021
Board of Equalization and Review	Hearings begin after initial meeting on April 6, 2021
<b>Deadline to Submit Real Property Appeal</b>	<b>5 p.m. on May 6, 2021</b>
First Tax Bills Impacted by Reappraisal	Summer 2021



# Key Dates

**All appeals must be submitted online or in writing by 5 p.m. on May 6, 2021.**



# Contact information

## Chatham County Tax Administration

Tax Administrator

Jenny Williams

**Address:**

12 East St

Pittsboro, NC 27312

(919) 542-8211 office

(919) 545-8374 fax

**Email:** [tax.revaluation@chathamcountync.gov](mailto:tax.revaluation@chathamcountync.gov)

**Website:** [www.chathamcountync.gov/taxoffice](http://www.chathamcountync.gov/taxoffice)

