

CHATHAM COUNTY REAPPRAISAL PROGRAM

EFFECTIVE 1-1-2025

PRESENTED BY

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CHATHAM COUNTY

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TOPICS OF TODAY

- ✓ **WHAT'S BEEN DONE, WHAT'S LEFT**
- ✓ **RANGE OF EXPECTED VALUE INCREASE**
- ✓ **ESTIMATED TIMELINE TO COMPLETION**
- ✓ **APPEAL PROCESS**

WHAT'S BEEN DONE, WHAT'S LEFT

- ✓ **CAMA SYSTEM CONVERSION**
- ✓ **SCHEDULE OF VALUES**
- ✓ **FINAL VALUE REVIEW**
- ✓ **MAILING OF VALUE NOTICES**
- ✓ **APPEALS**

EXPECTED RANGE OF INCREASE

- ✓ **40% TO 60% ON AVERAGE**
- ✓ **COULD VARY FROM NBHD TO NBHD**
- ✓ **COULD VARY FROM PROPERTY TO PROPERTY**
 - **NEW CONSTRUCTION ADDED**
 - **RENOVATIONS OR REMODELING**
 - **PREVIOUS VALUE WAS INCORRECT**
- ✓ **VACANT LAND, COMPLETELY DIFFERENT SCALE**
 - **LOCATION**
 - **CHANGE OF USE**
 - **PREVIOUS VALUES**

TIMELINE TO COMPLETION

- ✓ **VALUE REVIEW THROUGH END OF FEBRUARY**
- ✓ **VALUE NOTICES MAILED EARLY MARCH**
- ✓ **APPEALS UNTIL COMPLETION**

APPEAL PROCESS

- ✓ **INFORMAL APPEALS THROUGH CHATHAM COUNTY REAPPRAISAL OFFICE**
- ✓ **FORMAL APPEALS BEFORE CHATHAM COUNTY BOARD OF EQUALIZATION AND REVIEW**
- ✓ **N.C. PROPERTY TAX COMMISSION**
- ✓ **N.C. COURT OF APPEALS**
- ✓ **NORTH CAROLINA SUPREME COURT**

APPEAL PROCESS

- ✓ **IN 2021, THERE WERE 1634 APPEALS**
- ✓ **THE BOARD OF EQUALIZATION & REVIEW HELD ELEVEN MEETINGS WITH THE LAST ONE BEING ON OCTOBER 14, 2021**

BOARD OF EQUALIZATION AND REVIEW

- ✓ **FIVE BOARD MEMBERS WITH THREE ALTERNATES**
- ✓ **THERE IS CURRENTLY ONE VACANCY FOR A FULL TIME MEMBER AND ONE ALTERNATE VACANCY**

PUBLIC MEETINGS

IN THE UPCOMING MONTHS WE WILL BE SCHEDULING PUBLIC MEETINGS TO DISCUSS THE REAPPRAISAL, THIS WILL INCLUDE TOWNS, SUBDIVISION HOMEOWNER ASSOCIATIONS, CIVIC GROUPS, CHURCHES, ETC.

PROPERTY TAX RELIEF

- ✓ **FOR ELDERLY OR DISABLED, THE OWNER CANNOT HAVE AN INCOME AMOUNT FOR THE PREVIOUS YEAR THAT EXCEEDS \$37,900**
- ✓ **FOR DISABLED VETERANS THE PROGRAM EXCLUDES UP TO THE FIRST \$45,000 OF THE APPRAISED VALUE OF THE PERMANENT RESIDENCE OF A DISABLED VETERAN**

THE END-----QUESTIONS?