



Chatham County, NC

Legislation Text

File #: 23-4969, **Version:** 1

Vote on a recommendation from the Chatham County Tax Department to approve an agreement for the 2025 reappraisal project to be conducted by Tanner Valuation Group LLC for \$175,000.

Action Requested: Vote on a recommendation from the Chatham County Tax Department to approve and accept the proposal for the completion of the 2025 reappraisal project to be conducted by Tanner Valuation Group LLC for \$175,000 and authorize the County Manager to negotiate and execute all contracts and agreements.

Introduction & Background: NC General Statute 105-268 requires each county to reappraise all real property at least every eight years. Chatham County operates on a four-year reappraisal cycle. NC General Statute 105-299 states that the Board of County Commissioners may employ appraisal firms, mapping firms or other persons or firms having expertise in one or more of the duties of the assessor to assist the assessor in the performance of these duties. Chatham County originally contracted with Vincent Valuations LLC in October 2021 for the 2025 reappraisal. On September 28, 2023, Vincent Valuations LLC notified the county of termination of contract due to the county tax department software conversion. Tanner Valuations LLC has submitted an agreement for professional services assistance to ensure that we have a successful reappraisal effective January 1, 2025.

Discussion & Analysis: Annually, the County reports to the NC Department of Revenue on the reappraisal budget reserve and the expected contracted cost of the next reappraisal was \$1,800,000 for the fiscal year beginning July 1, 2023. Vincent Valuations LLC has conducted a full measure and list of approximately half of the parcels as part of quality control due to the proposed tax software conversion. Also following the permitting software conversion, there is concern that new construction permits may have been misplaced during the conversion timeframe. These concerns are being addressed by incorporating the use of ChangeFinder software and desktop review of parcels by internal staff. Tanner Valuations Group LLC is owned and operated by Jimmy Tanner. Jimmy Tanner is a retired Tax Administrator from Gaston County, NC and was instrumental in the design of DevNet software for NC customers. Tanner Valuations Group LLC will complete the 2025 reappraisal at a cost of \$175,000. Chatham County does not have the staff needed to conduct a reappraisal but will aid in the completion of this project.

How does this relate to the Comprehensive Plan: N/A

Budgetary Impact: Current budget will support the services for the contract.

Recommendation: Motion to approve and accept proposal for professional services assistance for 2025 reappraisal project and award contract to Tanner Valuation Group LLC and authorize the County Manager to execute the agreement.

