

UNDERSTANDING THE 2019 General Reappraisal

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Tax Administration

WHAT IS GENERAL REAPPRAISAL (REVALUATION)?



GENERAL REAPPRAISAL IS THE PROCESS OF UPDATING REAL PROPERTY VALUES TO REFLECT THEIR CURRENT MARKET VALUE.

We do this by taking a market value “snapshot” as of January 1, 2019. Real property includes all vacant and improved land, whether residential, commercial, agricultural, or industrial. It does not include personal property such as boats, airplanes, or motor vehicles.



WHAT “MARKET VALUE” MEANS

Market value is the most probable price a property would bring in an open and competitive market.

WHY IS THIS CONDUCTED?

North Carolina law requires all counties to reappraise real property at least once every eight years. Durham County’s last reappraisal took effect on January 1, 2016. [Our next reappraisal will become effective January 1, 2019.](#)

Over time, property values in the county change at different rates. For example, there might be a lot of growth in one area of the county that causes market values to increase faster there than in other parts of the county. Since property taxes are based on property values, unequal changes in values mean some property owners pay relatively more, while others pay relatively less. The purpose of the reappraisal is to make sure property values accurately reflect their market value, as the law requires, so that the property tax burden is spread equitably across all taxpayers.

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THE REAPPRAISAL CYCLE

Durham County is shortening its reappraisal cycle from eight years. After 2019, we will move to a four-year cycle. An eight-year cycle, for a fast-growing county like Durham, creates more opportunity for inequities to grow and usually leads to much larger and unpredictable changes to property values. A shorter cycle reduces the chances of this happening and helps make property taxes more equitable, predictable, and manageable.

HOW REAPPRAISAL WORKS

To prepare for the reappraisal, we examine every recorded sale of property in the county. We also review building cost data and income and expense information from income-producing properties. These approaches help us to develop estimates of market value, using uniform standards, for over 115,000 properties of varying types and locations. Market value is not determined by the tax office; rather, it is determined by the actual activity in the local market. The tax office examines and analyzes market activity to develop formulas for predicting the values of individual properties.

In preparation for the 2019 general reappraisal, every improved property in Durham County will be reviewed through a combination of computer-based reviews and field reviews to ensure that the characteristics of that property are reflected accurately in the county tax records. As a part of this review, all residential and commercial properties have been digitally photographed to ensure that all improvements can be compared consistently and uniformly.

WILL YOUR TAX BILL CHANGE?

Not necessarily. The annual tax bill for each property is calculated by multiplying the tax value by the tax rate, which is determined each year by each taxing jurisdiction—the county commissioners, city council, etc. Some tax bills will go up, some will go down, and some will stay about the same.

WHEN YOU WILL BE NOTIFIED

Written notice of the 2019 assessed value will be mailed to all property owners on January 30, 2019.

WHAT IF I DISAGREE WITH THE 2019 APPRAISED VALUE?

If you believe that the 2019 appraised value of your property is not a reasonable estimate of what it could have sold for on January 1, 2019, you have the right to appeal the 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. Remember that the big question here is, "What was the market value of your property on January 1, 2019?"

OUR PROMISE TO YOU

THE TAX OFFICE IS
HERE TO SERVE YOU.

Reappraisal is always a challenge. The goal is to appraise thousands of properties, all at one time, in a way that is equitable for all property owners. We strive to follow established industry standards for mass appraisal; however, we recognize that there will be situations where the mass appraisal approach may produce an estimate of value that seems somewhat high or low for an individual property.

We are committed to working with all property owners to ensure that every property is appraised at a reasonable estimate of its market value as of January 1, 2019.

VISIT OUR WEBSITE TO VIEW YOUR PROPERTY RECORD DATA

1

Visit www.dconc.gov/taxhelp.

2

Enter your parcel number and click "Submit to Review & Compare."

3

Review the information we have on file for your property. Compare your property appraisal to sales of similar properties.