

REAPPRAISAL

Statement of Purpose

As required by North Carolina General Statute 105-286, Catawba County must conduct a reappraisal of all real property in accordance with the provisions of General Statutes 105-283 and 105-317. This must be completed by January 1st of the prescribed year and at least every eighth year thereafter.

Outcomes

1. Defend the County's position on property value appeals to the North Carolina Property Tax Commission resulting from the 2011 Revaluation. In combination with the County's legal department, revaluation staff will seek to ensure that all property is fairly and equitably assessed in accordance with the 2011 adopted Schedule of Values.
2. In preparation for a 2015 Countywide Revaluation, maintain an accurate sales history file of all valid market transactions within the County. This is to be accomplished by:
 - a. Mailing Sales Verification Questionnaires to all grantees of property.
 - b. Evaluating returned questionnaires to determine valid arm's length market transactions (those which are considered a typical market transaction).
 - c. Utilizing these valid sales in Comparative Sales (Market) approach to determine 2015 values.
3. Provide quality customer service by responding to all taxpayer inquiries within 24 hours of receipt and resolving outstanding issues within five business days as evidenced by monitoring and verification by supervisors within department.
4. Promote cross-training of office support specialists and real estate appraisers to improve efficiency, flexibility, and continuity of entire Revaluation office.

Reappraisal Fund

Fund 140

	2009/10 Actual	2010/11 Current	2011/12 Requested	2011/12 Approved	Percent Change
Revenues					
Investment Earnings	\$11,305	\$0	\$0	\$0	0%
Fund Balance	0	77,100	26,000	26,000	-66%
General Fund	398,472	397,685	413,222	371,643	-7%
Total	\$409,777	\$474,785	\$439,222	\$397,643	-16%
Expenses					
Personal Services	\$336,489	\$355,040	\$357,514	\$318,935	-10%
Supplies & Operations	73,288	91,245	55,708	52,708	-42%
Capital	0	28,500	26,000	26,000	-9%
Total	\$409,777	\$474,785	\$439,222	\$397,643	-16%
Employees					
Permanent	8.00	7.00	7.00	6.00	-14%
Hourly	0.00	0.00	0.00	0.00	0%
Total	8.00	7.00	7.00	6.00	-14%

Budget Highlights

The Reappraisal budget decreased 16 percent. The budget eliminates one Office Support Specialist position. January 1, 2011, the County completed its four year revaluation of property as is required by statute at least every eight years. As a result, expenses for postage, printing and binding, and per diem for Board of Equalization and Review members were higher in the current year. The budget includes funds to replace a vehicle used by appraisers that is 16 years old and have over 110,000 miles with a more fuel efficient hybrid vehicle.