



Lorie English, Tax Administrator
Luke Hollowell, Tax Appraiser

2025 LENOIR COUNTY REAPPRAISAL

The following information is to help the citizens of Lenoir County understand what reappraisal is, why reappraisal is done, how a reappraisal is performed, and how it affects the typical property owner. We have attempted to answer most questions that arise concerning a reappraisal, but you are invited to contact Lenoir County Tax Administration at 252-527-7174 if you have further questions or need assistance.

Question: What does the term “reappraisal” mean?

Answer: Reappraisal means updating all real property values to reflect the current market value of the effective appraisal year. The effective date of Lenoir County’s next reappraisal is January 1, 2025. Reappraisal is required by the laws of the State of North Carolina.

Question: What is meant by market value?

Answer: As defined under North Carolina General Statute 105-283, market value is “the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all of the uses to which the property is adapted and for which it is capable of being used.” Simply put, this means that when two parties trade property for money, both knowing what can and cannot be done with the property, and an agreement on the price is reached and the trade occurs, then market value is established. Market value is generally determined from sales between unrelated and unbiased buyers and sellers.

Question: How is the market value of my property determined?

Answer: Property values are not created or set by the appraiser of the Tax Office. People who buy and sell real estate in the open market establish market values. The appraiser’s job is to diligently and carefully research and analyze those sales in our local market to determine an estimate of market value for all properties, as we are required to do by law.

Depending upon the data available and the type of property being appraised, there are several methods an appraiser may use to determine value such as the sales comparison approach, the cost approach, and the income approach.

Sales Comparison Approach – This method which is the most commonly used approach, compares your property with similar properties that have sold recently.

Cost Approach – This method determines how much it would cost to replace your property with a similar one less any depreciation.

Income Approach – This method determines the value of income producing properties, such as apartments, based upon the amount of income the property or properties generate.

Question: Why and for what purpose do we conduct reappraisals?

Answer: NC General Statute 105-286 requires each county to complete a property reappraisal at least once every eight (8) years. Lenoir County’s most recent reappraisal was effective January 1, 2017. The primary purpose of a reappraisal is to equalize the tax burden among all classes of property. The 2025 reappraisal in Lenoir County will be performed to ensure assessments reflect current market value and that taxation is fair and equitable for each of our citizens.

Question: Who will appraise my property?

Answer: Lenoir County has contracted with an appraisal company to assist in the data collection process for reappraisal. Appraisers are currently visiting properties to verify property characteristics and update our records as necessary. The data collection process takes several years to complete as every parcel in the County will be visited. Each staff appraiser is certified by the North Carolina Department of Revenue and the North Carolina Association of Assessing Officers.

Question: Will my taxes increase because of a reappraisal?

Answer: Not necessarily. The annual tax bill for each property is calculated by multiplying the tax value by the tax rate for each taxing jurisdiction. The Board of Commissioners sets the tax rate annually based upon the budgetary requirements of the County. Depending on the tax rate set by the Board of Commissioners and the property value post reappraisal, a property's tax bill may go up, go down or stay about the same.

Question: When will I know what my new assessment is?

Answer: The Tax Office will mail the reappraisal notices to property owners in February 2025.

Question: What if I disagree with the new assessment?

Answer: Informal appeals will be held beginning in early February, 2025 for property owners who question the new assessment. Results of those appeals will be mailed to all appellants beginning in March, 2025. If your appeal is not resolved through the informal process or if you decided to appeal to the Lenoir County Board of Equalization for the first time, hearings will begin in April 2025. After a hearing before the Board of Equalization and Review in which the issue is not resolved, a taxpayer may appeal to the North Carolina Property Tax Commission and ultimately to the courts.

Question: What information should I bring if I appeal the new value of my property informally to the County staff or to the Board of Equalization and Review?

Answer: Appropriate information or documentation to appeal your new value should provide evidence to support why your property is not worth the new value and what you believe its value should be. Examples of evidence could include any of the following: a recent appraisal, current realtor listings, sales of similar properties, pictures of property that show poor interior conditions, and verification of any incorrect information that the County currently is using to describe your house such as number of baths, basement finish, etc. You cannot appeal your property value based on its percent of increase or your ability to pay the tax. The Schedule of Values for the 2025 reappraisal will be formally presented to the Board of Commissioners by the Lenoir County Tax Administrator in August 2024.

Question: May I see the Schedule of Values?

Answer: Yes, on the same day that the Schedule of Values are submitted to the Board of Commissioners for its consideration, the Tax Administrator will file a copy of the proposed schedules, standard, and rules in the office where they shall remain available for public inspection. The Schedule of Values will also be made available on our County website at that time.

Question: When will my taxes be due?

Answer: Each year tax bills are normally mailed in July and are due September 1. Your first tax bill reflecting new values as a result of the 2025 reappraisal will be mailed in July 2025. Citizens will have through January 5th of each year to pay before incurring interest.

Question: Isn't the purpose of a reappraisal just to raise taxes?

Answer: No, the goal of the reappraisal is to help ensure that all property owners in the County only pay his or her fair share based upon the value of their property. To keep the values constant over a long period of time creates inequity and, in effect, rewards the owners of more desirable properties (properties that have appreciated at a faster rate) at the expense of owners with less desirable properties.

For more information concerning reappraisal, please call the Tax Assessor Office at 252-527-7174, or visit our website at <https://lenoircountync.gov/tax-department/>

