



# THIS WEEK'S PROGRAM

March 22, 2022

## 2021- 2022 Board Members

President Carol Hardison  
Pres Elect William Bradley  
Past Pres Jerry Coughter  
Secretary Colleen Brannan  
Treasurer Edwin Peacock  
Exec Sec Christine Cipriano

### Directors 2021-2022

Patrick Baker  
Bill Bartee  
Suzanne Bledsoe  
Kim McMillan  
Rex Reynolds  
Ranjay Sarda  
John zumBrunnen

### Directors 2021-2023

Ann Clark  
Ellison Clary  
Jesse Hite  
Warren Kean  
Vanessa Stolen

### Membership Laura Little

### Foundation Joe Morris

### Programs Elly Clary



**Ken Joyner**  
Assessor  
Mecklenburg County



**Brad Fowler**  
Assistant Assessor  
Mecklenburg County

## Mecklenburg Tax Assessor

By Elly Clary

Nearly \$200 billion commands attention. Assessor Ken Joyner says it's the approximate appraised value of property in Mecklenburg County. It probably will exceed that in the 2023 revaluation now underway.

Joyner and Brad Fowler, assistant assessor for Mecklenburg, presented Charlotte Rotary's revaluation program.

State law requires a county tax revaluation at least once every eight years. Joyner said Mecklenburg County commissioners have discussed operating on a four-year cycle.

"We want our value assessments to stay close to market value," Joyner said. From the 2011 valuation to the 2019 assessment, "there was a big upswing," he said. "We want to mitigate that as much as we can. We want a fair and equitable assessment."

"The assessor's office sets property value and passes the information to the Mecklenburg Board of County Commissioners", he said. The commissioners set the assessment rate based on county budget needs.

Fowler laid out the timeline for the revaluation that began earlier this year.

Final evaluations will be rendered in late December or early January 2023 and a formal appeal period will begin then. A Board of Equalization Review will operate in May 2023. Tax bills will be issued in July 2023 based on newly assessed property value.

Joyner and Fowler shared eye-opening statistics. There are roughly 400,000 tax parcels in Mecklenburg County and assessors have completed an initial review of about 342,000. The average sale price of those reviewed is \$374,000. In recent years, the annual number of transactions has been around 25,000 and assessors anticipate this year will show 27,000. The office recognizes more than 3,500 county neighborhoods and tries to compare values to similar areas.

Charlotte ranks third among the country's hottest housing markets, according to digital brokerage Zillow, ahead of California cities such as Sacramento and San Jose, as well as Phoenix and Seattle.

The assessor's office is following a communication plan and conducting community engagement meetings to explain the revaluation process.

Property valuation relief is available for the elderly and disabled as well as disabled military veterans who meet certain qualifications, Joyner and Fowler said.

A nine-member Citizen's Review Committee that includes appraisal and real estate professionals monitors work of the assessor's office. It reports to the county commissioners.

"We want to get revaluation right," Fowler said. "We won't be 100 percent accurate. We need your help."

Property owners with questions or who feel their assessment is wrong should contact the assessor's office, Joyner and Fowler said.

**Mecklenburg County Assessor's Office**

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Office hours: Monday-Friday, 8 a.m. – 5 p.m. (Closed on county holidays)

**Assessor's Office – Real Estate**

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\*A recording of the program is available here: <https://vimeo.com/691097020>

The program begins at 17:55 minutes.