

Item Title: Submission of the Proposed Schedules, Standards and Rules to be used in Conducting the 2020 County-wide Real Property Reappraisal

Specific Action Requested:

That the Board of Commissioners receives the proposed 2020 Schedule of Values for review, instructs the Tax Administrator to place an ad in The News & Observer indicating that both market value and present-use value schedules have been received by the Board for review and are available for public inspection both in the Wake County Department of Tax Administration and on the Wake County website, and schedules a public hearing on the proposed Schedule of Values at the regularly scheduled meeting on September 16, 2019.

Item Summary:

Purpose: State law requires the Board of Commissioners to receive, then adopt a Schedule of Values as part of the reappraisal process. NCGS 105-317 requires the Tax Administrator to create a Schedule that sets uniform values, standards, and rules to be used in appraising real property at its true value and at its present-use value.

Background: State law requires Counties to complete a reappraisal at least every eight years to reestablish tax equity between properties that have changed value at different rates between property types and locations. Wake County elects to reappraise property every four years. Today's Board actions is the first official step in the lengthy process.

The Board's role in the reappraisal process begins by receiving the Schedule of Values. The proposed schedules include broad ranges of square foot values and many other metrics County staff use to reappraise property. The Schedule is sufficiently detailed to enable those making appraisals to adhere to them in appraising real property. Tax Administration staff use the document as a guidepost throughout the project. In September, staff will bring the Board additional actions to approve the Schedule of Values.

Board Goal: This action supports routine County operations.

Fiscal Impact: Today's action has no specific fiscal impact. The reappraisal project will, however, have a significant impact, since property taxes comprise 74% of the County operating budget and real property value comprises 85% of the total property tax base.

Additional Information:

The Tax Administrator shall submit the proposed schedules, standards, and rules to the Board not less than twenty-one (21) days before the meeting at which they will be considered for approval and adoption. On the same day that the schedules are submitted to the Board for consideration, the Tax Administrator shall file a copy of the proposed schedules, standards, and rules in his office where they shall remain available for public inspection. The proposed schedules will also be made available electronically on the Wake County website.

Upon receipt of the proposed schedules, standards, and rules, the Board shall publish a statement in a newspaper having general circulation in Wake County stating:

1. That the proposed schedules, standards, and rules to be used in appraising real property in Wake County as of January 1, 2020 have been submitted to the Board and are available for public inspection in the Department of Tax Administration and on the Wake County website; and
2. The time and place of a public hearing on the proposed schedules, standards, and rules that shall be held by the Board at least seven days before adopting the final schedules, standards, and rules.

When the Board approves the final schedules, standards, and rules, it shall issue an Order to Adopt. Notice of this order shall be published once a week for four (4) successive weeks in a newspaper having general circulation in Wake County, with the last publication being not less than seven (7) days before the last day for challenging the validity of the schedules, standards, and rules by appeal to the Property Tax Commission.

The notice shall state:

1. That the schedules, standards, and rules to be used in the next scheduled reappraisal of real property in the county have been adopted and are open to examination in the Wake County Department of Tax Administration and on the Wake County website; and
2. That a property owner who asserts that the schedules, standards, and rules are invalid may except to the order and appeal therefrom to the Property Tax Commission within thirty (30) days of the date when the notice of the order adopting the schedules, standards, and rules was first published.

Summarized timeline:

1. September 3, 2019 – Submission to Board for consideration, advertise public hearing in a newspaper of general circulation
2. September 16, 2019 – Public Hearing
3. October 7, 2019 – Board consideration, approval, and adoption

4. Advertise adoption four (4) consecutive weeks: 10/8/19, 10/15/19, 10/22/19, 10/29/19
5. November 7, 2019 – Last day to file an appeal with the Property Tax Commission

Attachments:

1. Presentation
2. Proposed 2020 Schedule of Values