



2020 Reappraisal Results



What is Reappraisal?

The process of updating Wake County's real property values to reflect fair market value as of January 1, 2020

- ▶ Fair market value is the most probable price a property would bring in an open and competitive market. A hypothetical sale.
- ▶ The last countywide reappraisal was conducted 4 years ago with an effective date of January 1, 2016.
- ▶ Wake County transitioned from an 8-year to a 4-year reappraisal cycle in the Spring of 2016.

Why Perform a Reappraisal?

- ▶ Required by NC General Statutes
North Carolina law requires all counties to reappraise real property at least once every 8 years.
- ▶ Equity and Fairness
Reappraisal reestablishes the fairness of the tax burden between properties which typically change in value at different rates by location and property type.

Reappraised Every 4 Years

85 % of the property tax base

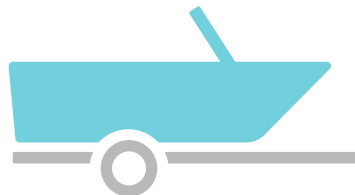
- ▶ All residential, commercial and rural farm land throughout Wake County and all improvements to the land.






Appraised Annually

15 % of the property tax base

- ▶ Business personal property
Business equipment, computers, desks, chairs, machinery, equipment
- ▶ Individual personal property
Cars and trucks, boats, aircraft, RV's, trailers
- ▶ Public utilities property
Electric/nuclear power generation, gas companies, bus lines, railroads



Reappraisal Review Activity

Property Type	Office Reviews	Field Reviews
 Residential	287,000 parcels	51,000 parcels
 Rural	13,000 parcels	17,000 parcels
 Commercial	9,000 parcels	15,000 parcels

Cost Comparison - Contracts

2008	2016	2020 (anticipated)
\$9,000,000	\$7,100,000	\$5,850,532
325,000 parcels	360,000 parcels	395,000 parcels
\$27.69 per parcel	\$19.72 per parcel	\$14.81 per parcel

Cost Comparison – Staffing

20 16

\$4,213,500

\$11.70 per parcel

65 Staff

1 to 5,538 parcels

20 20

\$5,850,532

\$14.81 per parcel

76 Staff

1 to 5,197 parcels

20 20 Reappraisal Results

Wake County Property

Overall Change



Residential

20%



Commercial

33%



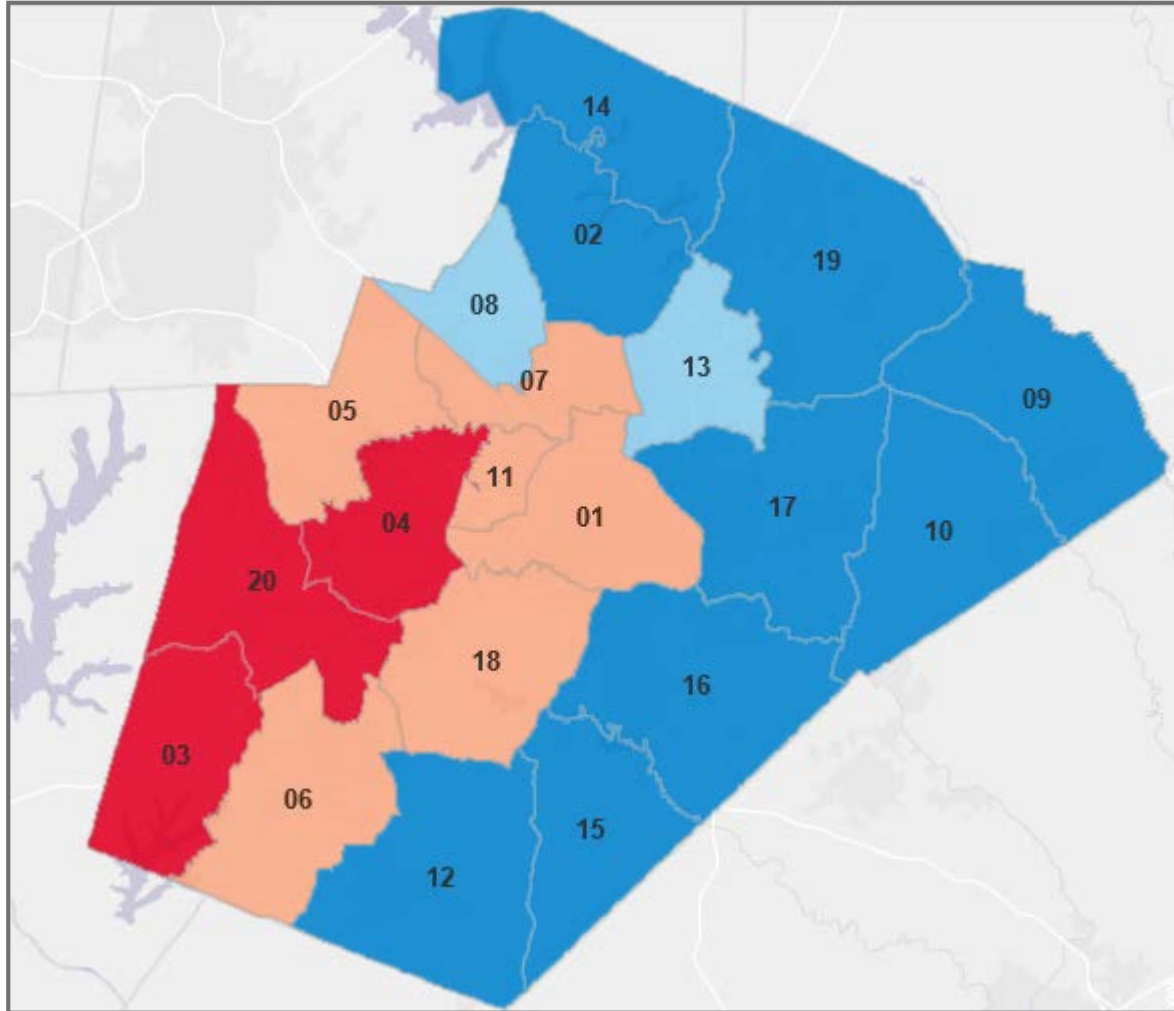
Total

24%

Reappraisal History

	1992	2000	2008	2016	2020
Total Parcels	165,000	230,000	325,000	360,000	395,000
Single Family	105,000	150,000	258,000	283,700	312,000
% Change from Reappraisal	43%	43%	40%	5%	24%
Taxable Value Post Reappraisal	\$21B	\$43 B	\$94 B	\$118.3 B	\$162.2 B
Taxable Value After Growth (New Construction)	\$30 B	\$67 B	\$112.3 B	\$131.3 B	

Residential Change by Township - 20 16



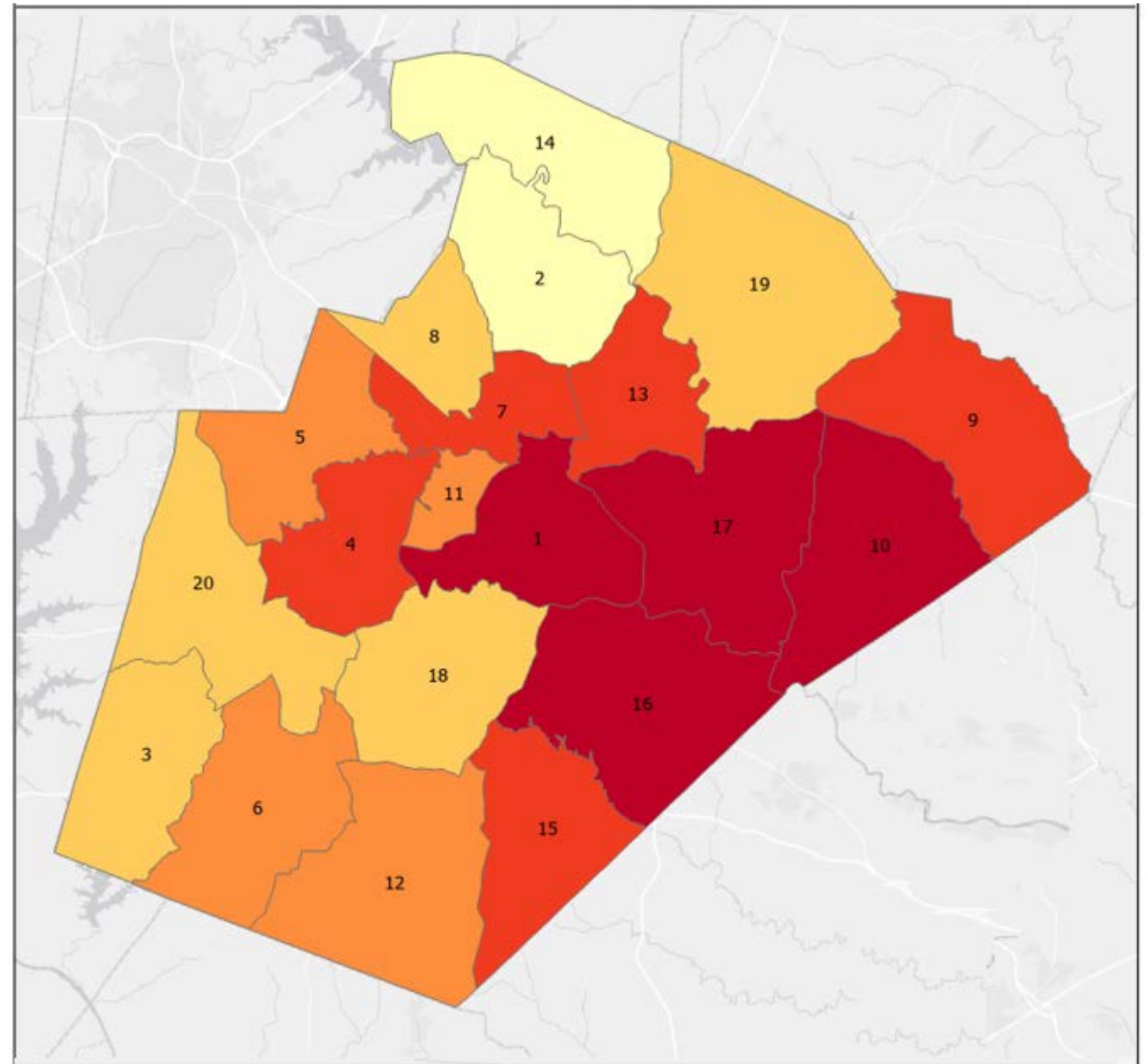
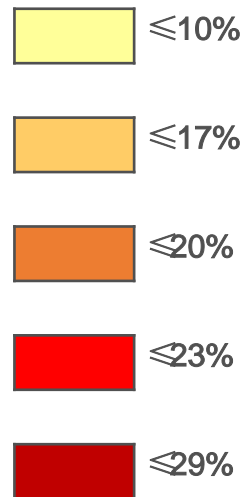
Township	Change	Township	Change
0 3	18 %	0 8	- 1%
0 4	6 %	12	-3 %
20	5 %	0 2	-4 %
11	3 %	16	-5 %
0 1	3 %	15	-5 %
0 6	2 %	19	-7 %
0 7	1 %	17	-7 %
0 5	1 %	0 9	-8 %
18	1 %	10	-9 %
13	- 1%	14	-14 %

Residential Value Drivers

Value Range	Total Change
Over \$1 million	3%
\$700 k to \$1 million	8%
\$450 k to \$700 k	12%
\$250 k to \$450 k	17%
Less than \$250 k	31%
Overall	20 %
Higher demand at lower price points	

Residential Change by Township - 20 20

Net Change



Commercial Value Drivers

Property Type	Total Change
Hotels	48 %
Apartments	45 %
Industrial	31%
Service Garage	26 %
Office	25 %
Restaurant	24 %
Retail	16 %

Current Real Property Tax Base

2020/2021 Real Property Tax Base Prior to Reappraisal

Residential Value	\$92,236,450,000	70 %
Commercial Value	\$39,080,659,000	30 %



New Real Property Tax Base

2020/2021 Real Property Tax Base After Reappraisal



Jurisdictional Percent Change

	Residential Change	Commercial Change	Overall Change
Angier	20%	35%	22%
Apex	18%	31%	21%
Cary	18%	28%	21%
Durham	20%	51%	37%
Fuquay Varina	21%	32%	23%
Garner	23%	32%	27%
Holly Springs	18%	31%	20%
Knightdale	25%	36%	29%
Morrisville	22%	31%	27%
Raleigh	23%	36%	28%
Rolesville	13%	15%	13%
Wake Forest	15%	26%	17%
Wendell	22%	40%	26%
Zebulon	29%	28%	28%
Unincorporated	16%	29%	17%
Wake County Overall	20%	33%	24%

FY21 Neutral Rate

Wake County Base

Overall Change

New Estimated Total Tax Base

\$189,390,000,000

FY21 Est. Neutral Tax Rate

60.0 cents per \$100

FY21 Estimated Property Tax

\$1,130,150,000

New Tax at **Revenue** Neutral

\$33,375,000

NC Property Tax Relief Programs

- ▶ Elderly or Disabled - 65 or total and permanent disability and income below \$31,000 or \$46,500 depending on program.
- ▶ **Disabled Veteran** - Total service connected disability and discharged under honorable conditions (or unmarried surviving spouse).
- ▶ 2020 Applications due by June 1
Call (919) 856-5400
wakegov.com/tax/relief

Project Schedule 20 20

- January
14
- New values viewable on the Wake County website
 - Notices mailed to property owners
 - Start informal reviews (7% expected or 27,650)

FEB 3 • Submit pool of qualified BOER candidates for BOC review

FEB 17 • Appoint 2020 BOER members

APRIL • Begin BOER hearings

MAY 28 • BOER Adjourns from receiving additional appeals

JUNE • Adopt FY21 budget, set FY21 tax rate



Wake County Tax Administration

919-857-3800

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wakegov.com/taxportal

