

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS  
NOVEMBER 20, 1989

The Henderson County Board of Commissioners met for a continuation of the November 15, regular mid-month meeting, to review the Revaluation Process. The meeting was held at 315 Second Ave. East at the Revaluation Building.

Those present were: Chairman William T. Drake, Vice-Chairman F. Richard Baker, Commissioner Hugh D. Randall, Commissioner Troy L. Maybin, Commissioner J. Michael Edney, Clerk to the Board Elizabeth W. Corn, and the media.

Chairman Drake stated that the purpose of today's meeting is to see if we have the mechanism and machinery in place to correct any errors that have been made in the revaluation process. The Board would like to ensure that all property is at MARKET VALUE.

Chairman Drake recognized Brenda King, County Tax Assessor, and Ron McCarthy, President of Elliott & Ross.

Brenda King stated that the way to find errors is through the informal hearings. Through the hearings, they can locate areas where new values need set and go look at these areas again.

Any clerical errors can be changed immediately, such as one who was charged with having 25 baths instead of 2.5.

At the informal hearings a new value is not given immediately because the property needs to be revisited.

Ron McCarthy took the Board through the process step by step. He showed the Board Neighborhood maps and stated that each parcel is given a neighborhood number. Area sales figures are used and if there have been no recent sales in the area, they go to comparable areas with sales.

One error that has been found is that fringe properties or small pockets of property may have been included in subdivisions or nearby higher priced property. The land values seem to be more of a problem than the pricing of homes.

Commissioner Randall stated that we should all encourage the people not to be afraid of the process, to go through the hearing process if they are unhappy with their revaluation.

State law does not permit taking the 1982 value and applying a percentage or adding for inflation.

Informal hearings are going on right now through January 4, 1990. Starting January 1 people can apply to the Board of Equalization and Review. April 1 Board of E & R starts reviews.

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When a mistake is found in valuation of a property all properties in that area will be reviewed, not just that one piece of property. Anyone who has an informal hearing will be reviewed again.

Chairman Drake suggested that the Board run the large ad in the paper a couple more times with the hearing request attached. He also suggested that Brenda King send letters and hearing requests to all persons who have responded to Kermit Edneys editorials by sending Kermit a card stating they were dissatisfied with their revaluation.

There being no further business, the meeting was adjourned at 6:30 p.m.

ATTEST:

  
Elizabeth W. Corn, Clerk

  
William T. Drake, Chairman