

1 Historic Courthouse Square ● Hendersonville, NC 28792 Phone (828) 697-4809 ● www.hendersoncountync.gov

Mike Morgan Chief Communications Officer tmorgan@hendersoncountync.gov Kathryn Finotti Public Information Officer pio@hendersoncountync.gov

FOR IMMEDIATE RELEASE

2023 Reappraisal Report to Henderson County Board of Commissioners

HC-2023-3

Hendersonville, NC – Monday, February 6, 2023

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Catawba County, 79% Macon County, 57.5% Brunswick County, 55%

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Hendersonville, NC – Monday, February 6, 2023

During the Henderson County Board of Commissioners' meeting on Monday, February 6, Henderson County Tax Administrator Darlene Burgess made a presentation to the Board of Commissioners regarding the county's real property reappraisal.

Preliminary estimates suggest that the Countywide average increase in the real property tax base is just above 48%. "Henderson County conducts a reappraisal of real property every four years," said Burgess. "Reappraisals help to ensure that property owners pay only their fair share of services rendered by local government. Some properties increased in value, some decreased, and some were unchanged."

"The goal of the 2023 reappraisal," continues Burgess, "is to appraise all real property at 100% of its fair market value as of January 1, 2023. Fair market value is determined by the most recent sales activity in the local real estate market."

Notice of value changes will be mailed to Henderson County residents in mid-February and taxpayers who disagree with the value assigned to their property may appeal.

"Darlene and her staff have done a great job over the last four years of this reappraisal," states Henderson County Manager John Mitchell. "Darlene's team visited 100% of the nearly 70,000 parcels in the county. This process is important to be sure that all taxpayers receive fair treatment under the law."



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"The Board of Commissioners, understand the questions and concerns our residents have about the reappraisal report," says Board Chair Rebecca McCall. "We, as a Board, will take the change in value very seriously as we begin discussions on how this could affect the county's tax rate."

Reappraisals are a process that every North Carolina county must perform and are required by State statute. Here is a list of some other county's value increase in comparison to Henderson County's average increase of 48%: Alamance County, 79%

Catawba County, 79% Macon County, 57.5% Brunswick County, 55%

The information presented by the Tax Administrators' office can be found on the Henderson County website at <u>www.hendersoncountync.gov</u>

The tax rate will be set by the Henderson County Board of Commissioners for the fiscal year budget 2023/2024 in June of 2023.

For more information, please contact Henderson County Chief Communications Officer Mike Morgan, 828-707-0571 or by email at <u>tmorgan@hendersoncountync.gov</u>

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