

Revaluation FAQ's: Cherokee County Revaluation 2028

What is a Revaluation?

Revaluation is the reappraisal of **value** of each parcel of real estate including land, buildings, and outbuildings that are located within the County. A revaluation does not include personal property such as automobiles and boats whose values are adjusted on an annual basis.

Why have a Revaluation?

North Carolina General Statute 105-286 (state law) requires every county to reappraise all real property at least every 8 years to reflect current market value. Our last revaluation occurred in 2020. Market value is the price estimated at which property would change hands between a willing buyer and a willing seller, neither being forced to buy or to sell and both having reasonable knowledge of all uses to which the property is capable of being used.

What is the purpose of Revaluation?

The purpose of a Revaluation is not to raise or lower the tax assessments or tax base of a county. **The main purpose of a Revaluation is to establish fairness and equity among all property owners and all property types.** Do you want your property valued the same as someone else who has more/less than you? Of course not, that's why it's important to update records periodically and charge people accordingly! It's also important for YOU to review your own tax records and let us know if you've added or taken away anything of value.

How will the Revaluation be performed?

As part of the Revaluation process, appraisers separate market areas into neighborhoods. The appraisers review properties and market information including recent sales within these neighborhoods to determine what similar properties are selling for. Appraisers then used a Uniform Schedule of Values to evaluate properties using the same standards to maintain fairness and equity.

Who is conducting the Revaluation?

For the 2028 Revaluation, the county has contracted Vincent Valuations. Vincent Valuations is a North Carolina Appraisal company with a sizable list of counties they have worked with to provide Revaluation Services. The staff of Vincent Valuations will begin measuring property throughout the county, beginning in March of 2026 to correct any listing errors or update any changes since the last revaluation.

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When will the Revaluation become effective?

The Revaluation will become effective on January 1, 2028. Property owners will be notified of their newly assessed values shortly after that date. Cherokee County is a very large county. It takes a long time to visit the properties and gather other information used to determine value. Just because you might see the appraiser today, doesn't mean your value will change immediately.

How will my property value change?

Depending on market conditions and recent sales in your neighborhood, your assessed value may increase, decrease, or remain the same. Due to the strong real estate market throughout the country, it is likely that many properties will rise in value, but again, this could differ per area and type of property. Basically, what's being bought and sold "sets" the market price for each neighborhood.

How will this affect my tax bill?

The Revaluation determines the **tax value** of your property. The **tax rate** is determined by the Board of Commissioners and the various town boards. **The tax rate is typically set in June of each year.** A tax bill is determined by multiplying the tax value by the tax rate.

The tax **RATE increase of 2022 was set in place for a specific reason and time limit and does not determine your taxable value**

What if I disagree with my property value?

You always have the option to appeal. If you wish to prove that your value is different from the amount stated on the notice, instructions to appeal are on our website and will be on the notice. We will have more information on this subject as we approach January 2028.

After I receive my Notice of Assessed Value, how can I compare my new value to my old value?

Your parcel's old value *and* new value will be found on the tax statement. Your property record card has all the information that determines your taxable value. Call or come by and we will teach you how to find this information!

Additional Questions about the Revaluation? contact our office at **828-835-3296 #3** or reappraisal@cherokee-county-nc.gov