



2019 Revaluation Update

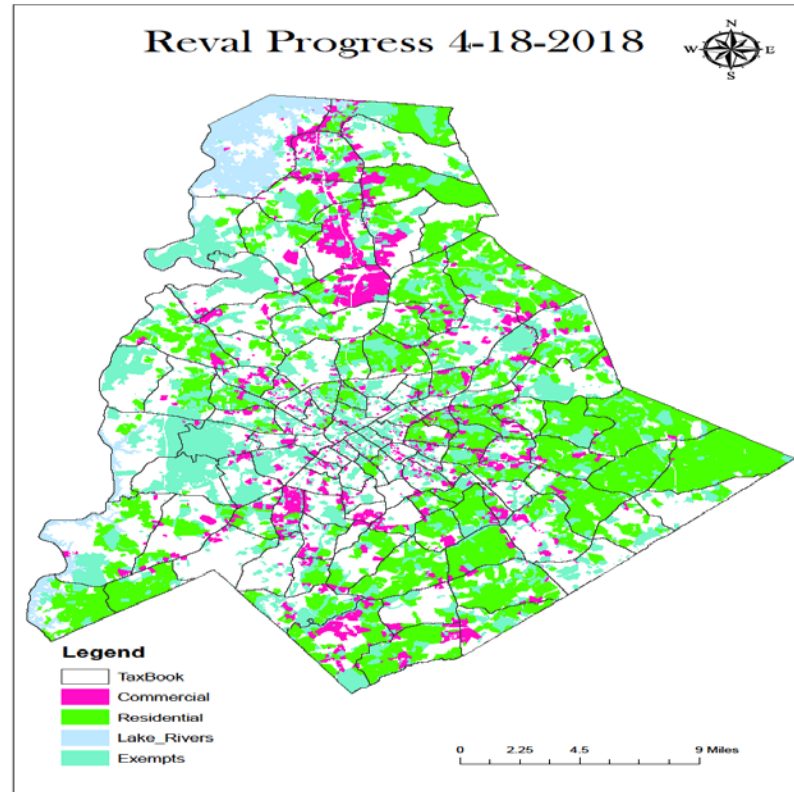
Presented by the
Mecklenburg County Assessor's Office

Progress to Date

- 203,933 Parcels Completed
- 914 Residential Neighborhoods Completed (57%)
 - All neighborhoods will be completed by Mid October 2018
- 45% Total Increase
- 33% Residential Average Increase
- 78% Commercial Average Increase



Reval Progress to Date



Progress to Date

- Upcoming 2019 Reval- Residential to date
 - Avg. Med. Sales \$271,486
 - Avg. Med Ratio .998
 - The median ratio is the middle ratio when the ratios are arrayed in order of magnitude
 - Avg. COD 5.097
 - Coefficient of Dispersion represents the average percentage deviation from the median ratio. The lower the COD, the more uniform the ratios within the property group
 - Avg. PRD 1
 - Price-related differential is the mean divided by the weighted mean. PRD's above 1.03 tend to indicate assessment regressivity; PRD's below 0.98 tend to indicate assessment progressivity



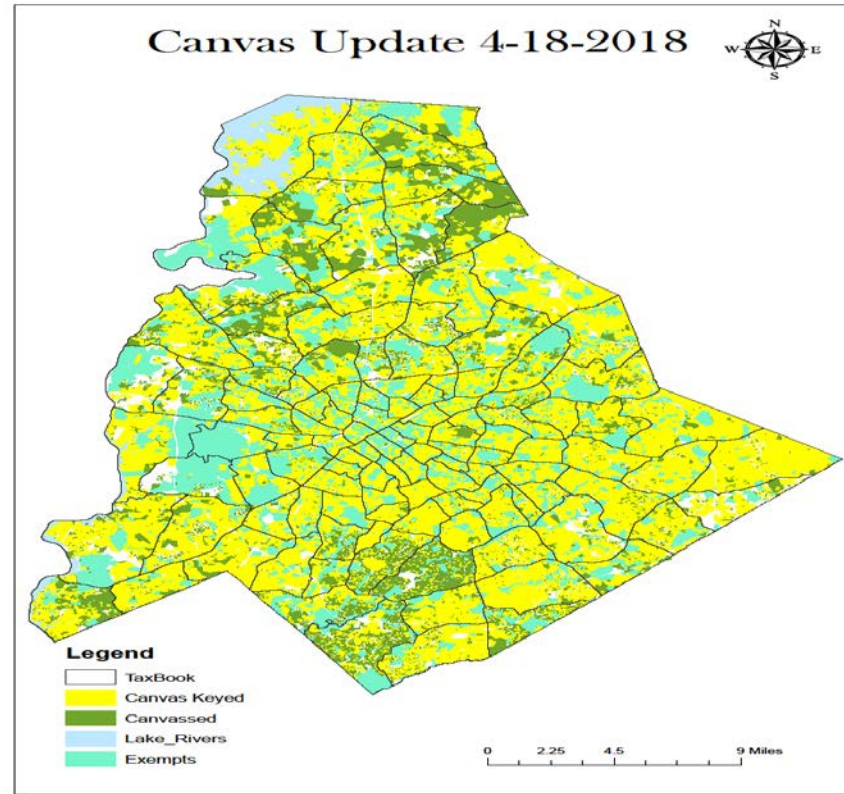
Field Canvassing Update



- 298,016 parcels canvassed to date
- Roughly 84% of Mecklenburg has been visited
- Major Neighborhoods completed
 - 340 neighborhoods were identified as Major out of 1,608 total
 - 103,238 parcels were Major
- 200,337 canvas parcels keyed



Field Canvassing Update



Sales/Market Transactions

- 2011 Revaluation Qualified Sales
 - 15,656 in 2008
 - 9,898 in 2009
 - 8,140 in 2010
 - Median Sales Price was \$193,000
- 2019 Revaluation Qualified Sales
 - 24,092 in 2016
 - 25,073 in 2017
 - To date, Median Sales Price \$271,486
 - Increase of 40% reflected in the Median Sales Price

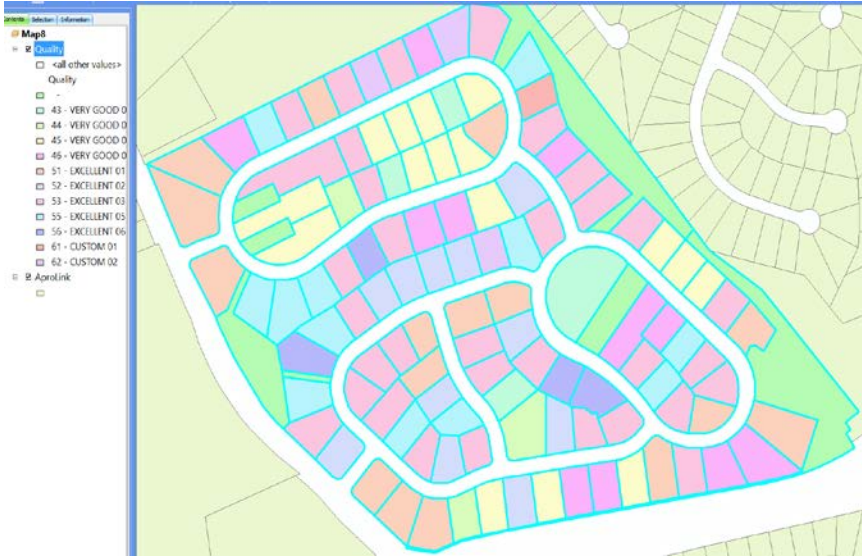


New Grading System

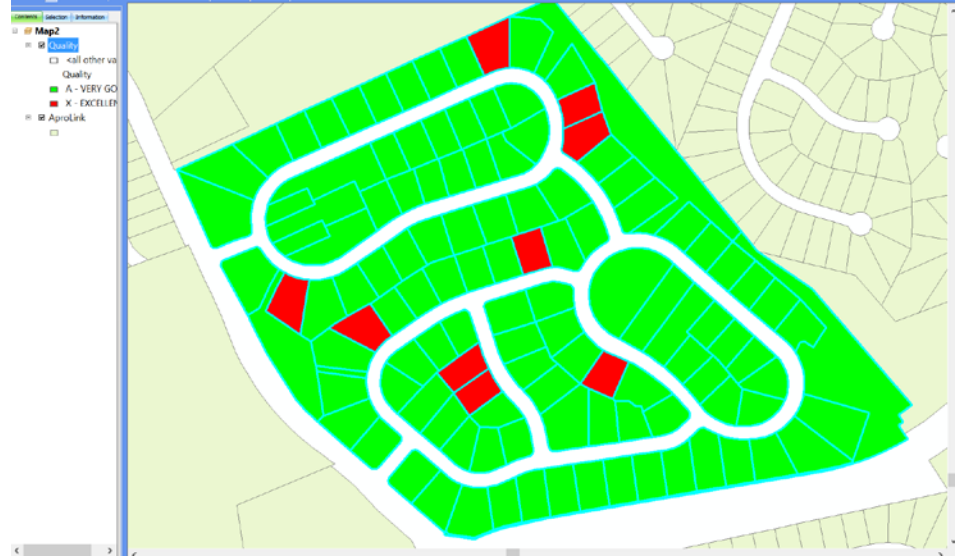
- Consistent with appraisal standards
 - Supported by market standards, IAAO standards, and Marshall & Swift Cost Estimator
- Ease of understanding for property owners
- Builds consistency between appraisers & within neighborhoods
 - Like houses in different areas graded similarly
 - Less subjectivity in grading
- Allows for adjustments based upon the construction details
- Single alpha grade will keep each neighborhood consistent and equitable in values
- Time & cost savings in mass appraisal with each revaluation



New Grading System



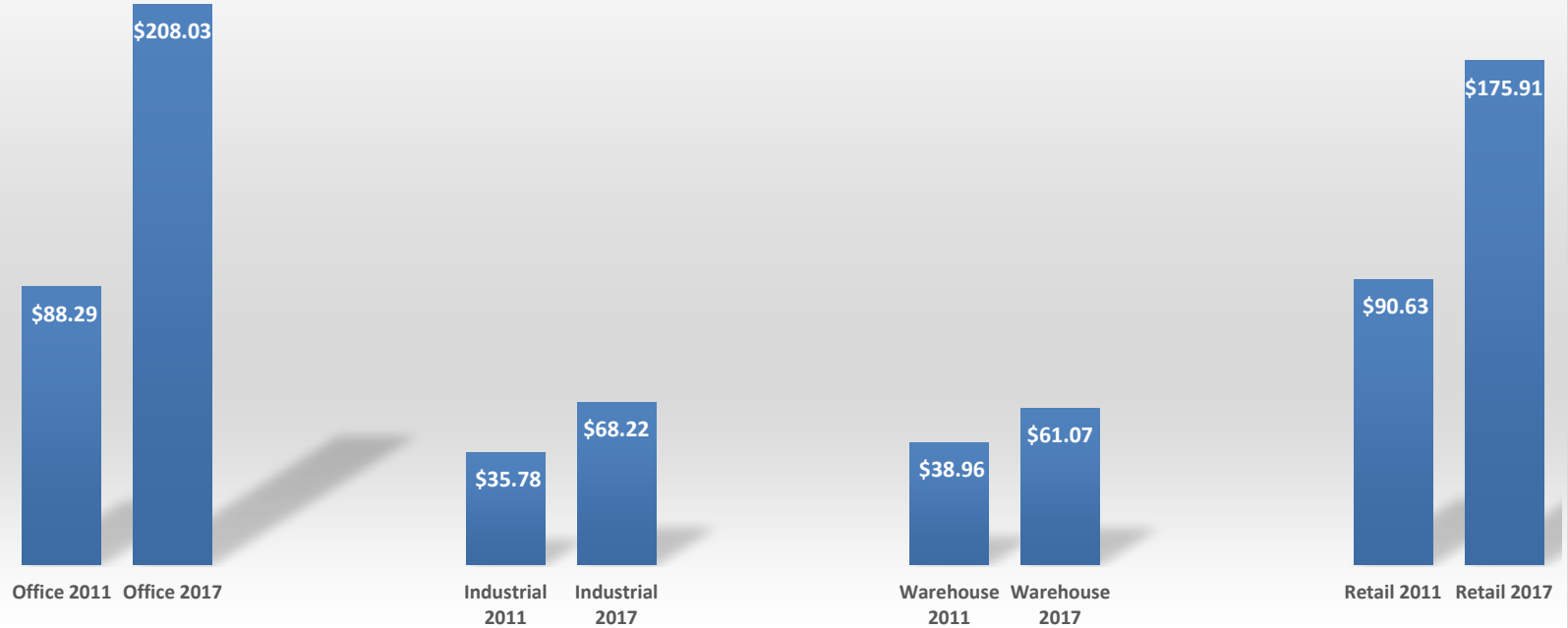
Neighborhood W942 - BEFORE



Neighborhood W942 - AFTER



Commercial 2011-2017

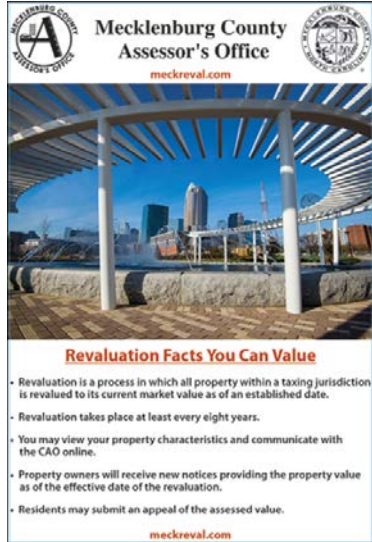


Citizen Review & Involvement

- **Citizen's Review Board:**
 - Nine member panel appointed by the BOCC; additional representatives from Dept of Revenue & NC School of Government
 - Purpose: Review operations, revaluation processes, appraisal methodology, study statistical analysis, and report conclusions to the BOCC
 - Tentative dates and agenda topics set through November, 2018
- **Board of Equalization & Review (BER):**
 - Number of members increased from 14 to 20
 - Term limits increased from 2 terms to 3 terms
 - Changes requested by BER Chair to ensure consistency and depth of knowledge heading into 2019



Communication Plan



- Presented Revaluation information to all municipalities
- Revaluation Brochure
- Website-Branding and video messaging
 - MeckReval.com
- At least 100 speaking engagements in advance of 2019 Revaluation



Modria – Online Resolution Portal




13905417 **SEARCH** Land Size NBC More Reset Results Map Save Results

Records Found Matching your criteria

Select the Subject Property showing records 1 to 1 of 1 Order By: Parcel ID

1



13905417 MILLS AIMEE E

Location Address **8910 SCARSDALE DR MINT HILL NC**

Land Use **SFR**

Total Appraised Value **\$ 295,200**

Land Size **2 Lot(s)**

Description **L17 & 18 B2 M21-201**

Appraisal Neighborhood **N902**

[View Property](#)

Disclaimer

Mecklenburg County makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation.**

Modria - Comper View

COMPER - Mecklenburg, NC

Refine By: Distance 1 miles | Sale Date 2014-05-04 - 2017-05-04 | My Neighborhood | Finished Area | Story Height | Actual Year Built

Subject Property (Market Value \$295,200) [Save My Comparables](#)

Creates pdf, automatically attaches to Modria log

34 Nearby Sales

Address	Distance	Sale Date	Neighborhood	Finished Area	Comparable
8910 Scarsdale Dr Mint Hill	Distance: N/A	Sale Date: 26 Jul 2012	Neighborhood: N902	Finished Area: 3,102 Sqft	Comparable
8936 Dartmoor Pl Mint	Distance: 236 ft	Sale Date: 30 May 2014	Neighborhood: N902	Finished Area: 2,772 Sqft	Comparable
8923 Lauriston Pl Mint	Distance: 286 ft	Sale Date: 28 Oct 2015	Neighborhood: N902	Finished Area: 2,201 Sqft	Comparable
8911 Scarsdale Dr Mint	Distance: 291 ft	Sale Date: 14 Aug 2015	Neighborhood: N902	Finished Area: 2,423 Sqft	Comparable
8810 Scarsdale Dr Mint	Distance: 332 ft	Sale Date: 25 Apr 2016	Neighborhood: N902	Finished Area: 2,948 Sqft	Add Comp
8929 Lauriston Pl Mint	Distance: 392 ft	Sale Date: 30 Apr 2015	Neighborhood: N902	Finished Area: 3,080 Sqft	Add Comp
8811 Scarsdale Dr Mint	Distance: 431 ft	Sale Date: 30 Nov 2015	Neighborhood: N902	Finished Area: 2,284 Sqft	Add Comp
8901 Euston Ct Mint	Distance: 488 ft	Sale Date: 26 Aug 2016	Neighborhood: N902	Finished Area: 4,424 Sqft	Add Comp
8903 Euston Ct Mint	Distance: 488 ft	Sale Date: 22 Dec 2016	Neighborhood: N902	Finished Area: 4,424 Sqft	Add Comp

Map data ©2017 Google | 50 m | Terms of Use | Report a map error

Click the **X Close** to return to the Comper screen.

Comper pdf

Discussion

July 19, 2017

19-Jul-2017 02:52:51 PM **toni public** has completed **Filing a Citizen Inquiry - Event: Inquiry** filed successfully regarding parcel number 13905417. Mecklenburg CAO will review the details provided and contact the filer shortly.

02:52 PM

Toni Staff (Mecklenburg Cao)

TS 19-Jul-2017 02:56:18 PM Mecklenburg CAO has completed **Respond - Event: Please note** that Mecklenburg CAO appointed an appraiser to review this inquiry. The appraiser will review all the relevant facts at hand and may request additional information before either closing this inquiry, or submitting an Email Notification.

02:56 PM

Hello, can you please correct my bathroom count from 3 to 2?

03:11 PM

Modria Manager (Admin)



Added file [comper_19716322_874482.pdf](#)

Notification of
Comper attachment

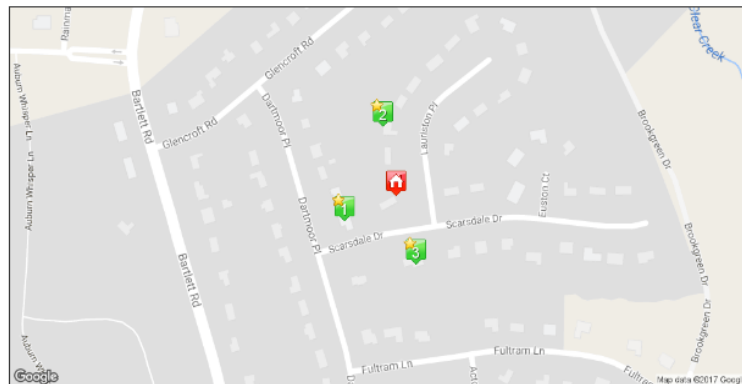
Post a message



☒ Press 'Enter' to send messages

Printout

Parcel ID: 13905417



	Subject	Comp 1	Comp 2	Comp 3
Parcel ID	13905417	13905416	13905420	13905524
Address	8910 SCARSDALE DR MINT HILL	8936 DARTMOOR PL MINT HILL	8923 LAURISTON PL MINT HILL	8911 SCARSDALE DR MINT HILL
Distance	0 ft	236 ft	286 ft	291 ft
Parcel ID	13905417	13905416	13905420	13905524
Sale Price	\$242,000	\$298,000	\$244,000	\$274,000
Sale Date	26 / Jul / 2012	30 / May / 2014	28 / Oct / 2015	14 / Aug / 2015
ghborhood	N902	N902	N902	N902
ished Area	3,102 Sqft	2,772 Sqft	2,201 Sqft	2,423 Sqft
lding Type	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL
Bedrooms	5	4	3	3
Full Baths	3	2	2	2
Year Built	1986	1987	2004	1986

Email and link into Modria

[EMAIL](#)[PRICING](#)[FAQ](#)

Inbox:

toni_public



toni_public@mailinator.com
m8r-29iyn9@mailinator.com

To: [toni_public](#)
From: [no-reply@trial-mecklenburg.modria.com](#)
Message Id: 1497989037-200036947054-toni_public
Subject: **Your Inquiry No: 504501 - Inquiry submitted successfully**
Received: Tue Jun 20 2017 16:03:57 GMT-0400 (Eastern Daylight Time)

text/html

Secure Link

Dear toni public,

We are contacting you regarding [Mecklenburg Resolution Center Inquiry: 504501](#) (Parcel #: 13905417)

Thank you for filing an inquiry regarding parcel number 13905417. Our services will review the details you provided and contact you shortly.

Sincerely,

Mecklenburg Resolution Center

Mecklenburg County Government - Assessor's Office

Website: [Click Here](#)

Powered by Modria

MODRIA

A convenient tool to share information, communicate
and build relationships in our community.

Quality Control

- Hired QC Coordinator
 - Reviewing all aspects of Reval
 - Training staff
 - Documenting Procedures and Processes
 - New Appraisal Field Manual
- Data cleansing
 - Spatialest is a GIS based CAMA toolset that works with and enhances the functionality of any CAMA system. Also provides post analysis which identifies areas or properties at high risk of appeal
- Vincent Valuations
 - method of sales cleansing
- Statistical Analyst-Josh Myers Valuations



Table of Resources

- 46 New positions have been added to the CAO since FY2013
- FY2013
 - Revaluation Reserve Funds approved[\$3,250,000]
 - Positions Hired: Transferred from LUESA to new CAO
 - Assessor's Office Business Manager
 - IT Program Manager
- FY2014
 - Revaluation Reserved Funds Allocated [\$1,000,000]
 - Street Level Photo Imagery
 - Positions Hired: 20 total
 - IT Business Analyst
 - 10 Appraisers (one reclassified to Assistant Assessor)
 - 5 Assessment Analyst
 - 2 Business Personal Property Auditors
 - 2 Personal Property Admin Support



Table of Resources

- FY2015
 - Revaluation Reserved Funds allocated [\$1,000,000]
 - Positions Hired:
 - 2 Transferred positions from BSSA
 - IT Business Analyst: redirection from OTC
 - Senior Reporting Analyst: redirection from Manager's Office
 - Admin Support Staff
- FY2016
 - Revaluation Reserve Funds approved[\$750,000]
 - Technology
 - CAMA maintenance increase
 - Street View Pictometry funding for Phase 2



Table of Resources

- FY2017
 - Approved Funding for following systems
 - Modria online dispute and resolution center
 - Positions Hired
 - Revaluation Manager
 - 6 Senior Appraisers (Revaluation Team)
 - Approved Funding for 10 Temporary clerical support for data entry and 10 Temporary field listers for canvassing
- FY2018
 - Approved Funding for Farragut Appeals Module
 - Approved Funding for the following positions
 - 5 Assessment Analysts
 - 5 Real Property Appraisers
 - Appraisal Manager
 - Q&T Coordinator
 - 2 Property Admin Support II's



Awards and Recognition

- CEAA awarded to the Mecklenburg CAO
 - CEAA is awarded to jurisdictions that have developed superior assessment practices in all aspects of their operations
 - Only 2nd County in the state to achieve award
 - Since 2004 only 38 jurisdictions have received this award
 - 1 of 3 jurisdictions to receive in 2017



Calendar of Events-BOCC

- 1/17-7/19 Community Engagement (100 expected speaking engagements)
- 1/18-12/18 Citizens Review Committee
- 8/18 BOCC Initial Presentation of Schedule of Values
- 9/18 Public Hearings for Schedule of Values
- 9/18 BOCC Adoption of Schedule of Values
- 10/18 CAO Value Finalization
- 12/18-1/19 Notices of Value Mailing
- 7/19 Tax Bill Mailing – FY20 Collections

