

## **2019 Reappraisal Citizen Questions November 17-19, 2018**

Durham County Tax Administration continues to respond as quickly as possible to questions regarding the General Reappraisal Process. The most recent questions generated by citizens that are the same or very similar have been compiled and added to the list of frequently asked questions.

See the responses to the most recently added questions/comments asked of us on social media.

As always, if you need additional detail or guidance, please call the tax office at 919-560-0300 or email us at [tax-reval@dconc.gov](mailto:tax-reval@dconc.gov).

### **Durham County Facebook Post**

When appraisals more accurately reflect market values, taxpayers benefit from a more equitable distribution of taxes. Want to speak with a member of our team in Tax Administration? Email us at [tax-reval@dconc.gov](mailto:tax-reval@dconc.gov)”

### **Question/Comment:**

“I thought it was the state that set the cycle. I do not mind paying my property taxes but the rate is too high for senior citizens and those with medical issues. Some folks need help but do not qualify for current programs as they go by gross income. Unlike in the past when a revaluation is done, you haven't lowered the rate. I am for taxes going for necessities. We all benefit from taxes, however, not everyone's dream can be funded by the government. I don't see how a four year cycle will create more equity. I might as well say that I consider gentrification good but extreme gentrification such as the state and the former Durham government allowed has hurt average citizens. Who can afford to live in \$1500-\$2500 month apartments? I want to trust your decisions but I am very skeptical of this one until you give me stats to back it. And yes, all who allowed greedy developers in Durham should have to answer the phone in a church that helps with rent which has been jacked up more than \$200 per month and hear the desperate voice I hear. Shame on them! Even with the 4 plex my sister and I own we had to up the rent in part because of repairs but also because of the high property taxes.”

### **Answer/Response**

While the state of North Carolina sets the minimum amount of time between reappraisals at eight years, counties in North Carolina are allowed to adjust the cycle length. In Durham County, we decided that more frequent measurements will allow property valuations to move more gradually than the spikes we might see on an 8-year cycle.

The Durham County Tax Administration Office is responsible for the valuation of property, not the rate at which property is taxed. We addressed your questions about how a shorter cycle creates more equity and how tax rates are adjusted in reappraisal years (the tax rate is typically reduced in reappraisal years) in a Q&A we posted earlier this month: <https://www.dconc.gov/home/showdocument?id=26977>.

**Question/Comment:**

Thank you.... that happened to us, 8 years gave us a shocking hike. Hopefully accelerating the reappraisals will prevent that from happening to us or others in the future.”

**Answer/Response:**

We heard from a lot of folks in the wake of the last reappraisal cycle, and we took those comments to heart. We also hope that the shorter cycle will mitigate sudden spikes in property valuations around the county.

**Question/Comment:**

What if your land rich and cash poor? Just another way to take even more from the poor.

**Answer/ Response:** Leslie, thanks for your comment. Your question presents an interesting task for elected officials. The Tax Administration Office is focused on mitigating sudden changes in property valuations, providing accurate appraisals of property value, and ensuring the equitable distribution of taxes across property within the county.

Our elected officials will be addressing the tax rate in 2019. Please be sure to make your voice heard as the County debates our budget and the tax rate necessary to meet citizens' demands.

For more information on the DCTAO process, check us out online here: <https://www.dconc.gov/government/departments-f-z/tax-administration>

Again, if you have more specific questions or need additional assistance, please call the tax office at 919-560-0300 or email us at [tax-reval@dconc.gov](mailto:tax-reval@dconc.gov).

