

# HAYWOOD COUNTY 2025 REAPPRAISAL

EFFECTIVE 1-1-2025

PRESENTED BY:

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# WHY IS HAYWOOD COUNTY DOING A REAPPRAISAL?

- ▶ NORTH CAROLINA GENERAL STATUTE 105-286 REQUIRES ALL COUNTIES TO CONDUCT A REVALUATION OF ALL REAL PROPERTY AT LEAST EVERY 8 YEARS. HAYWOOD COUNTY IS ON A 4 YEAR REAPPRAISAL CYCLE.
- ▶ A REAPPRAISAL RESETS ALL REAL PROPERTY VALUES TO REFLECT THE CURRENT MARKET AS OF JANUARY 1 OF THE REVALUATION YEAR.
- ▶ SALES RATIO STUDIES REFLECTS THE CONDITION OF THE MARKET
  - ❖ 2022 SALES RATIO - 72%
  - ❖ 2023 SALES RATIO - 65% (AS OF JUNE)



## Residential Sale

Location - Jonathan  
Creek

Sale Date - 8/22/2023

Sale Price - \$355,000

Tax Value - \$242,000

47% Increase





Residential Sale  
Location - Maggie Valley  
Sale Date - 8/11/2023  
Sale Price - \$745,000  
Tax Value - \$391,000  
90% Increase





Residential Sale

Location - Lake

Junaluska

Sale Date - 8/07/2023

Sale Price - \$290,000

Tax Value - \$227,900

27% Increase





Residential Sale  
Location - Beaverdam  
Sale Date 8/15/2023  
Sale Price - \$480,000  
Tax Value - \$344,500  
39% Increase





## Residential Sale

Location - Waynesville

Sale Date - 8/18/2023

Sale Price - \$976,000

Tax Value - \$413,400

136% Increase





## Residential Sale

Location - Iron Duff

Sale Date - 8/11/2023

Sale Price - \$377,000

Tax Value - \$249,700

51% Increase



# WHAT CAN I EXPECT DURING THE REAPPRAISAL PROPERTY VISIT?

- ▶ REAL PROPERTY APPRAISERS ARE CURRENTLY VISITING PROPERTIES AND COLLECTING DATA
- ▶ ALL APPRAISERS WILL HAVE AN ID BADGE AND WILL KNOCK ON YOUR DOOR TO VERIFY INFORMATION ON THE PROPERTY RECORD CARD. **APPRAISERS WILL NOT COME INSIDE THE HOME**
- ▶ THE APPRAISER MAY DO A WALK AROUND TO MAKE SURE THE SKETCH OF THE HOME IS CORRECT

# HOW IS THE VALUE OF MY PROPERTY DETERMINED?

## ▶ VALUES

- ▶ VALUES ARE DETERMINED BY COMPARING SALES OF SIMILAR PROPERTIES
- ▶ SALES DATA FROM REAL ESTATE TRANSACTIONS ARE COLLECTED AND ANALYZED - THE SALES THAT WILL BE GIVEN THE MOST WEIGHT ARE THE 2023 AND 2024 SALES
- ▶ ONLY VALID TRANSACTIONS ARE CONSIDERED - FORECLOSURES, FAMILY SALES ETC..  
ARE NOT CONSIDERED VALID
- ▶ BASIC CHARACTERISTICS ON EVERY PROPERTY SUCH AS SQUARE FOOTAGE, EXTERIOR WALLS, QUALITY OF CONSTRUCTION, NUMBER OF BATHROOMS, HEAT SOURCE, AGE, AND DESIRABILITY ARE ALL TAKEN INTO CONSIDERATION



# IN THE MEAN TIME....

- ▶ YOU CAN VIEW THE DATA WE CURRENTLY HAVE ON FILE BY VISITING [WWW.HAYWOODCOUNTYNC.GOV](http://WWW.HAYWOODCOUNTYNC.GOV) AND CLICK ON THE GIS SITE
- ▶ YOU WILL HAVE THE OPTION TO PULL THE PROPERTY BY OWNER, ADDRESS OR PARCEL NUMBER
- ▶ ONCE THE PROPERTY INFORMATION BLOCK OPENS CLICK ON THE PROPERTY RECORD CARD LINK TO VIEW THE INFORMATION REGARDING YOUR PROPERTY

# CONTACT US

- ▶ REQUEST GROUP MEETINGS
- ▶ QUESTIONS
- ▶ UPDATING INFORMATION

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