



Mecklenburg County

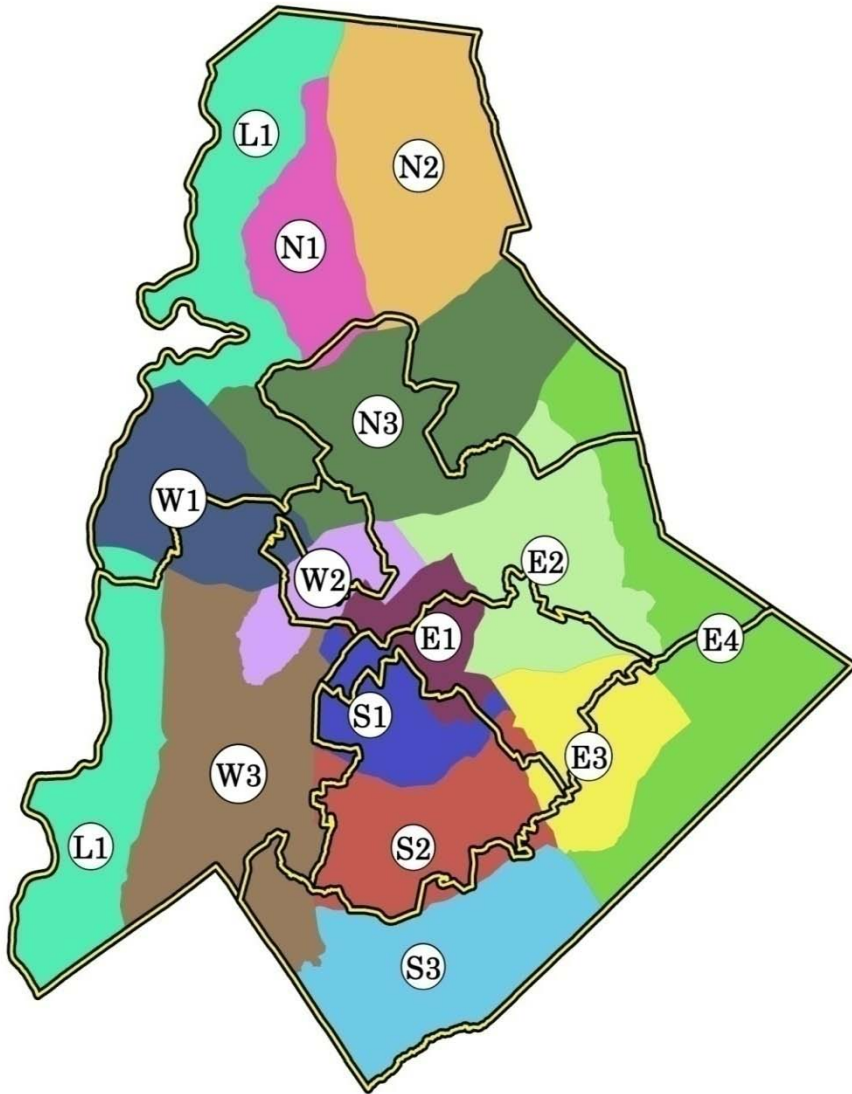
2011 Revaluation



Market Area Sales Analysis

2011 Revaluation

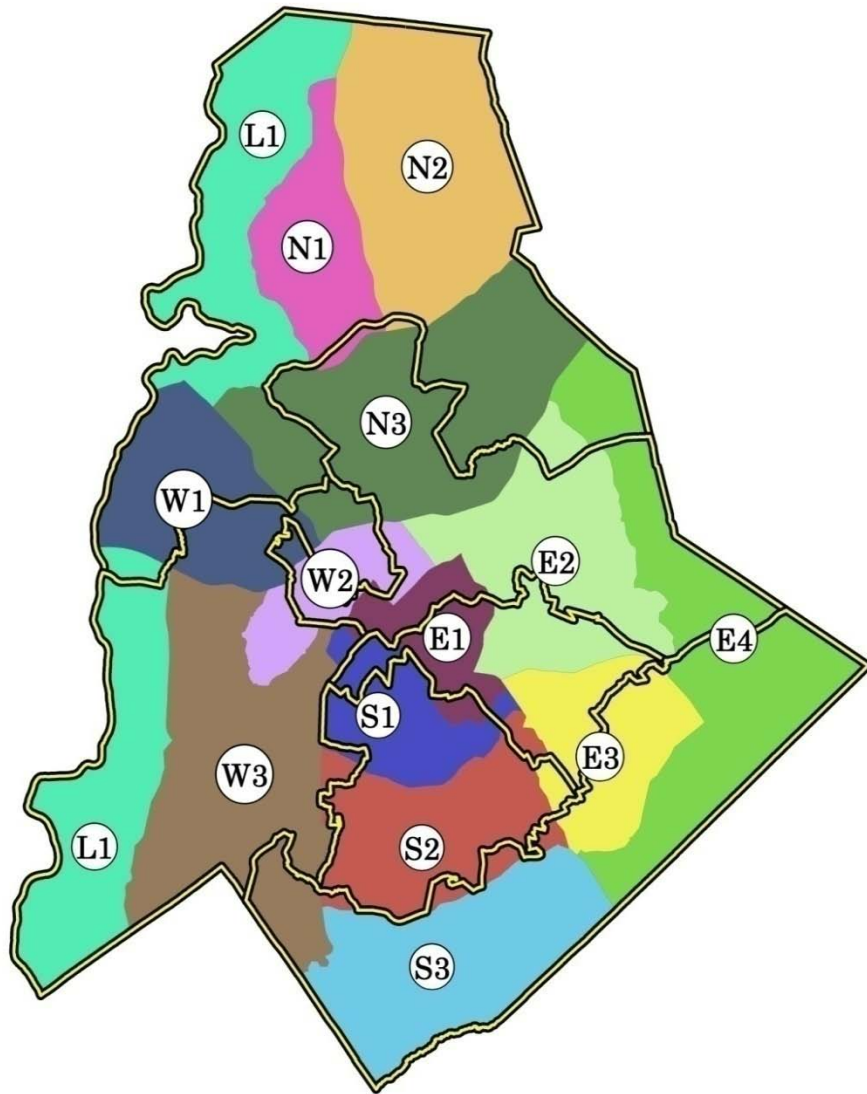
Mecklenburg County – 2011 Revaluation



Market Area % of Total Residential Base			Residential Median Sale Price			
			2003	2008	2009	2010 *
E1	5.05%	\$147,000	\$230,000	\$205,000	\$243,164	
E2	5.31%	\$111,000	\$127,250	\$121,000	\$109,332	
E3	4.31%	\$118,250	\$139,500	\$128,000	\$146,924	
E4	5.41%	\$140,750	\$170,000	\$155,000	\$168,840	
L1	8.72%	\$173,750	\$223,750	\$219,250	\$344,704	
N1	3.52%	\$164,750	\$218,500	\$203,000	\$222,094	
N2	5.47%	\$178,000	\$240,500	\$216,000	\$265,829	
N3	9.85%	\$132,000	\$155,000	\$147,500	\$149,623	
S1	14.13%	\$240,500	\$412,000	\$340,500	\$504,219	
S2	14.25%	\$203,000	\$270,000	\$247,000	\$329,002	
S3	15.77%	\$204,000	\$260,000	\$248,000	\$298,256	
W1	3.24%	\$113,000	\$134,000	\$125,000	\$112,798	
W2	1.38%	\$ 71,750	\$ 79,750	\$ 85,500	\$126,898	
W3	3.58%	\$127,000	\$151,000	\$150,000	\$151,441	

* Qualified sales thru 12/15/2010

Mecklenburg County – 2011 Revaluation



Market Area % of Total Residential Base			2010 Median Sale Price			
			2 nd Qtr	3 rd Qtr	4 th Qtr *	
E1	5.05%	\$225,000	\$264,000	\$243,164		
E2	5.31%	\$112,000	\$112,250	\$109,332		
E3	4.31%	\$125,000	\$132,000	\$146,924		
E4	5.41%	\$144,500	\$134,000	\$168,840		
L1	8.72%	\$270,000	\$270,000	\$344,704		
N1	3.52%	\$215,500	\$225,000	\$222,094		
N2	5.47%	\$223,500	\$245,000	\$265,829		
N3	9.85%	\$145,000	\$148,000	\$149,623		
S1	14.13%	\$485,000	\$445,000	\$504,219		
S2	14.25%	\$285,000	\$282,800	\$329,002		
S3	15.77%	\$240,500	\$255,000	\$298,256		
W1	3.24%	\$108,000	\$116,500	\$112,798		
W2	1.38%	\$ 82,000	\$ 82,000	\$126,898		
W3	3.58%	\$135,000	\$134,750	\$151,441		

* Qualified sales thru 12/15/2010

REVALUATION TIMELINE



JANUARY 1, 2011

EFFECTIVE DATE OF THE REVALUATION

FEBRUARY 7, 2011

PROPOSED DATE TO MAIL RESIDENTIAL NOTICES OF VALUE

MARCH 8, 2011 30 DAYS TO APPEAL TO ASSESSOR

MARCH 1, 2011

PRESENTATION OF COMMERCIAL VALUATION TO BOCC

MARCH 7, 2011

PROPOSED DATE TO MAIL COMMERCIAL NOTICES OF VALUE

APRIL 8, 2011 30 DAYS TO APPEAL TO ASSESSOR

REVALUATION TIMELINE



**APRIL 4 –
MAY 2, 2011**

**CONVENTION OF THE BOARD OF
EQUALIZATION AND REVIEW**

JUNE 2011

**COUNTY COMMISSION SETS TAX
RATES**

JULY 1, 2011

**ADJOURNMENT DATE OF BOARD
OF EQUALIZATION AND REVIEW**

DECEMBER 1, 2011

**EXPECTED DATE TO COMPLETE
APPEALS**

TIMELINE DEPENDENCIES



COMPLETION OF MARKET ANALYSIS

ANALYSIS COMPLETE THROUGH 12/15/10

STATISTICAL VERIFICATION OF RESULTS

FINAL MARKET MODEL ADJUSTMENTS

UPDATING PROPERTY VALUES

REVIEWING RESIDENTIAL PROPERTIES

RESIDENTIAL PROPERTY VALUATION



ESTIMATED COUNTY-WIDE BEGINNING RESIDENTIAL PROPERTY VALUATION FOR 2011

\$60 BILLION

**THE BEGINNING PROPERTY VALUATION IS
SUBJECT TO ADJUSTMENTS AND APPEALS**

**ESTIMATES OF VALUATION WILL BE REVISED
AND UPDATED**

PRIOR TO MAILING AS MARKET MODELS ARE UPDATED

AS INFORMATION IS RECEIVED FROM APPEALS