



# 2025 Reappraisal



# Reappraisal Presentations

February 13, 2024

Work Session Agenda Item 7

August 6, 2024

Work Session Agenda Item 4

September 3, 2024

Regular Meeting Agenda Item 2

October 8, 2024

Public Hearing

October 15, 2024

Regular Meeting Agenda Item 4

# Median Sales Price

Zillow Home Value Index

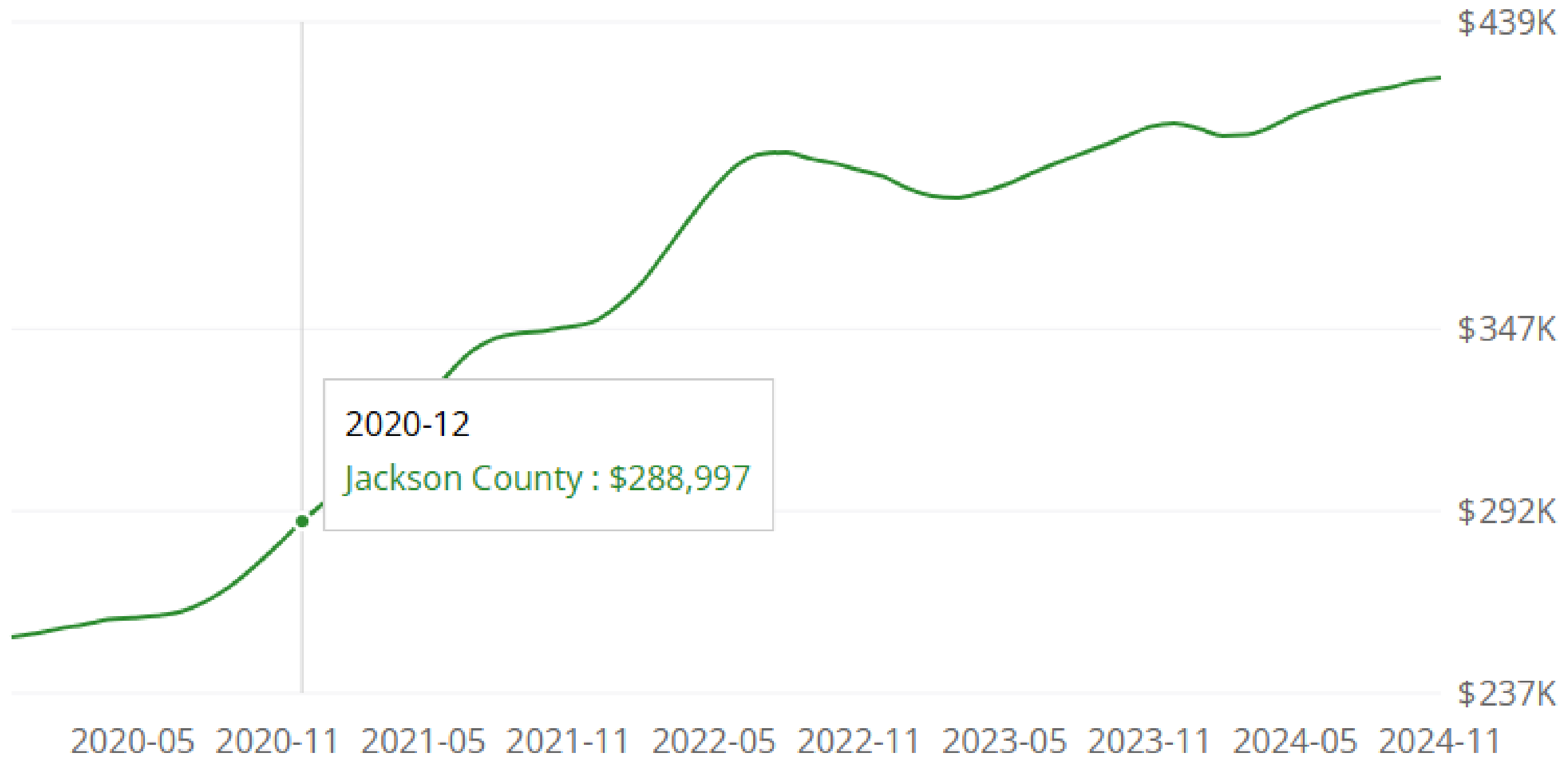
All homes

1-yr

5-yr

Max

Jackson County



46% ↑



Zillow Home Value Index

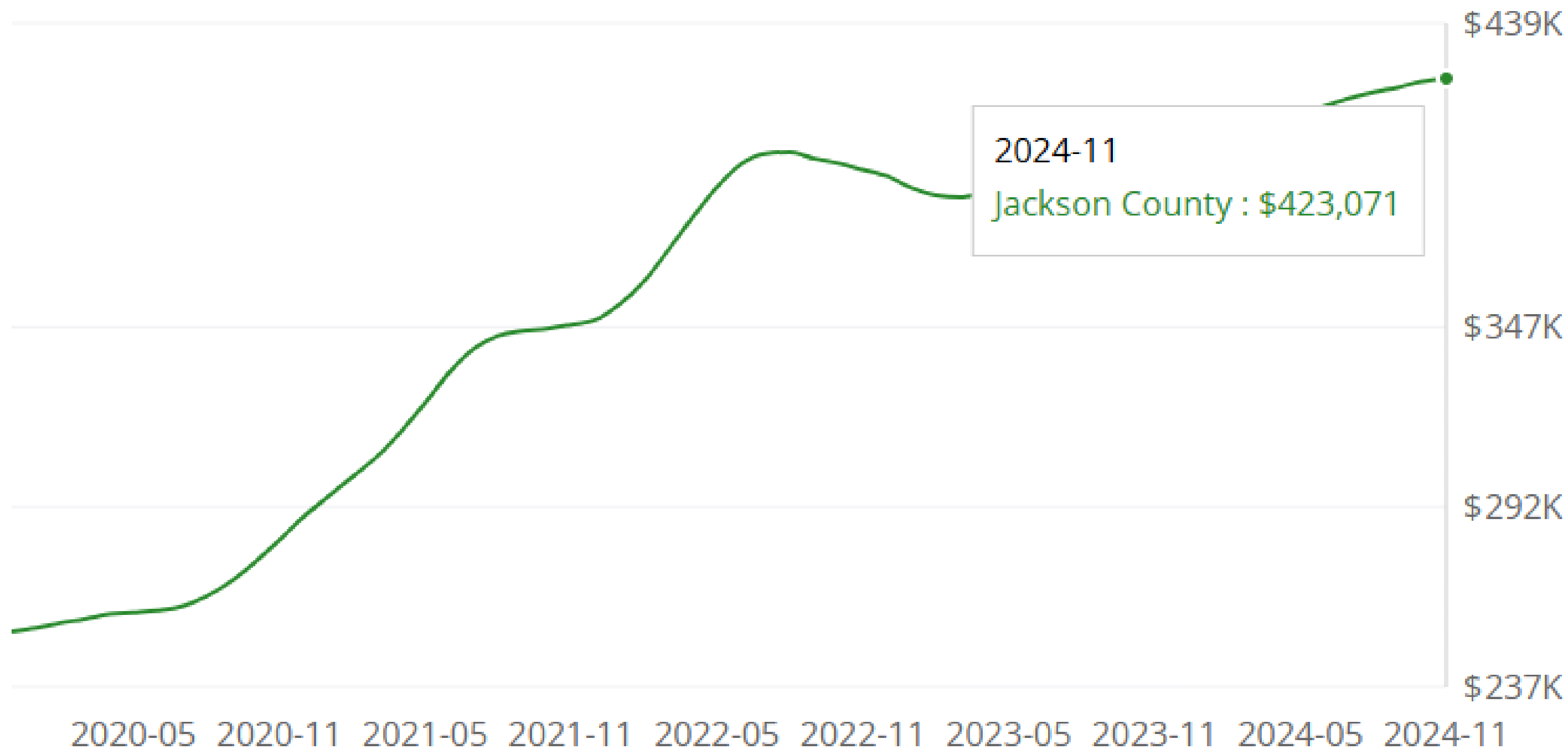
All homes

1-yr

5-yr

Max

Jackson County



Zillow Home Value Index

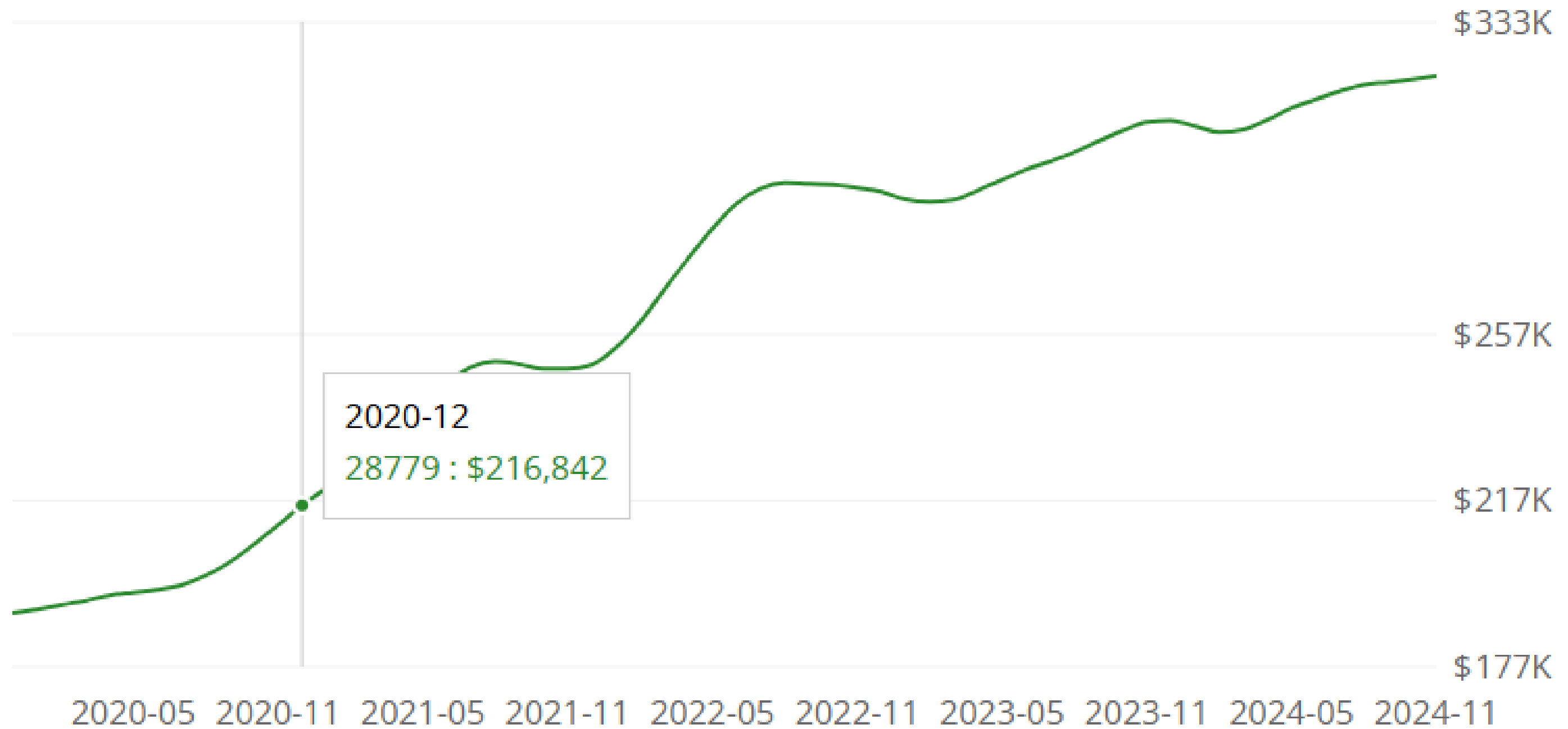
All homes

1-yr

5-yr

Max

28779

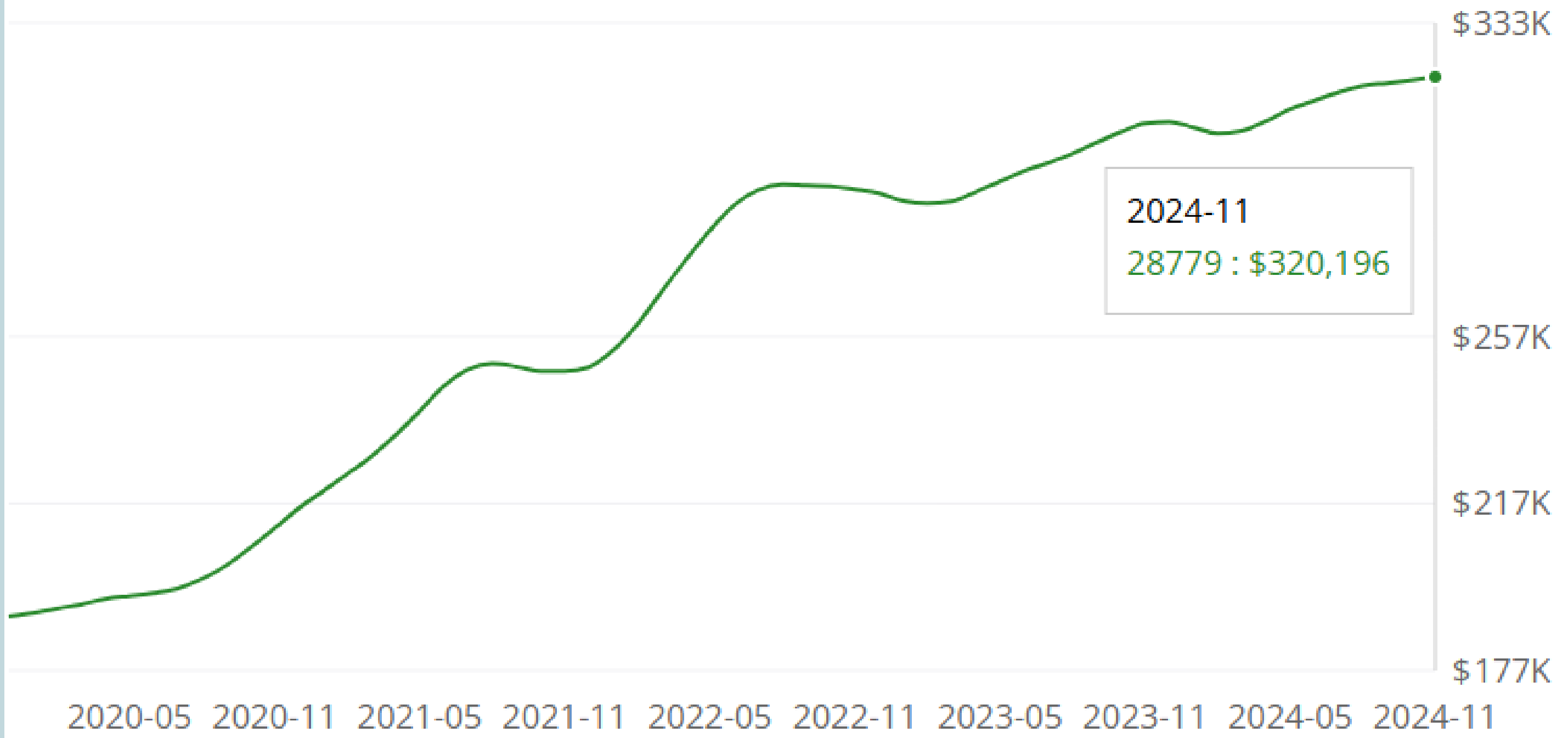


48% ↑



Zillow Home Value Index   All homes   1-yr   **5-yr**   Max

28779



Zillow Home Value Index

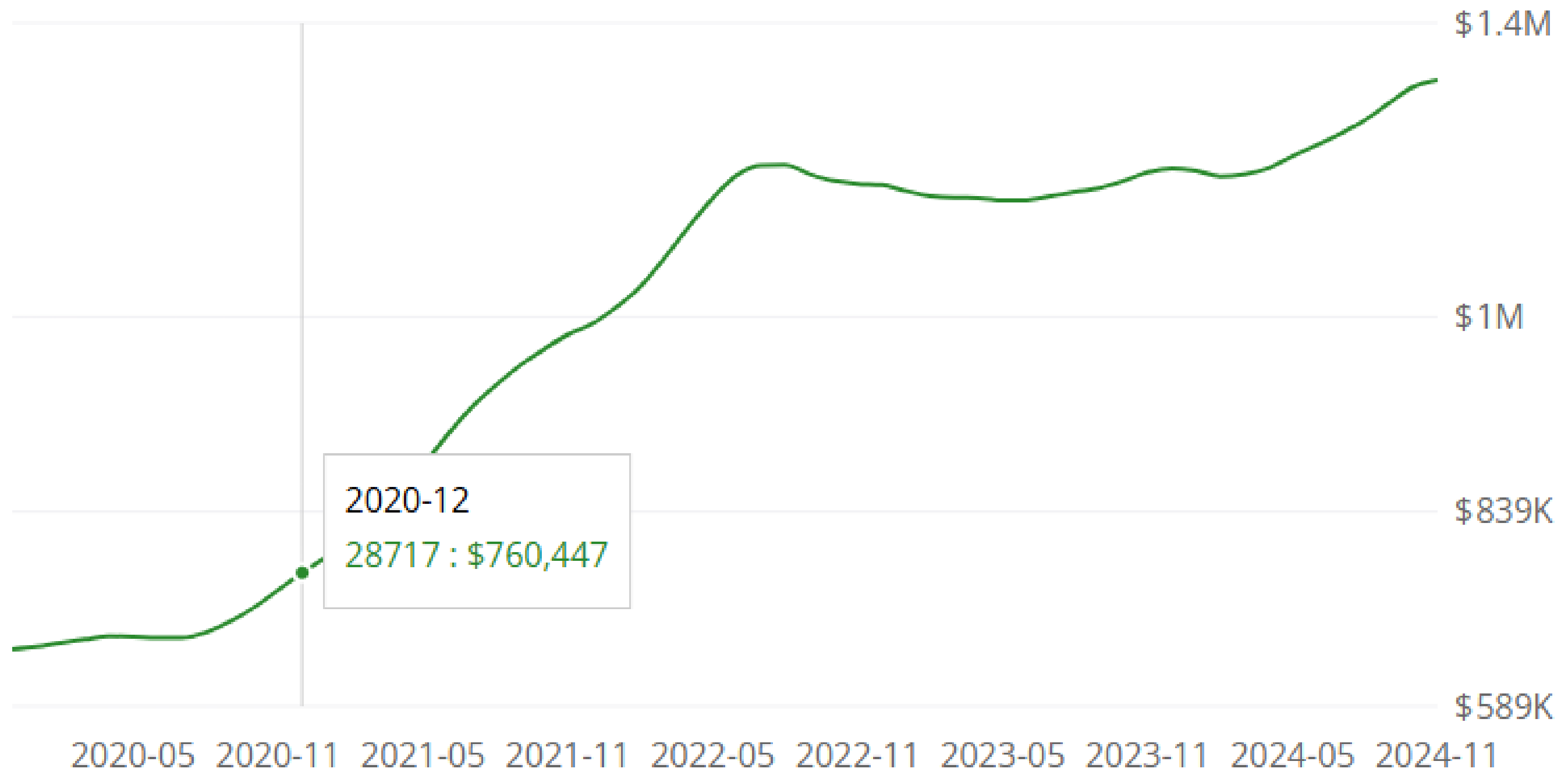
All homes

1-yr

5-yr

Max

28717





83% ↑



Zillow Home Value Index

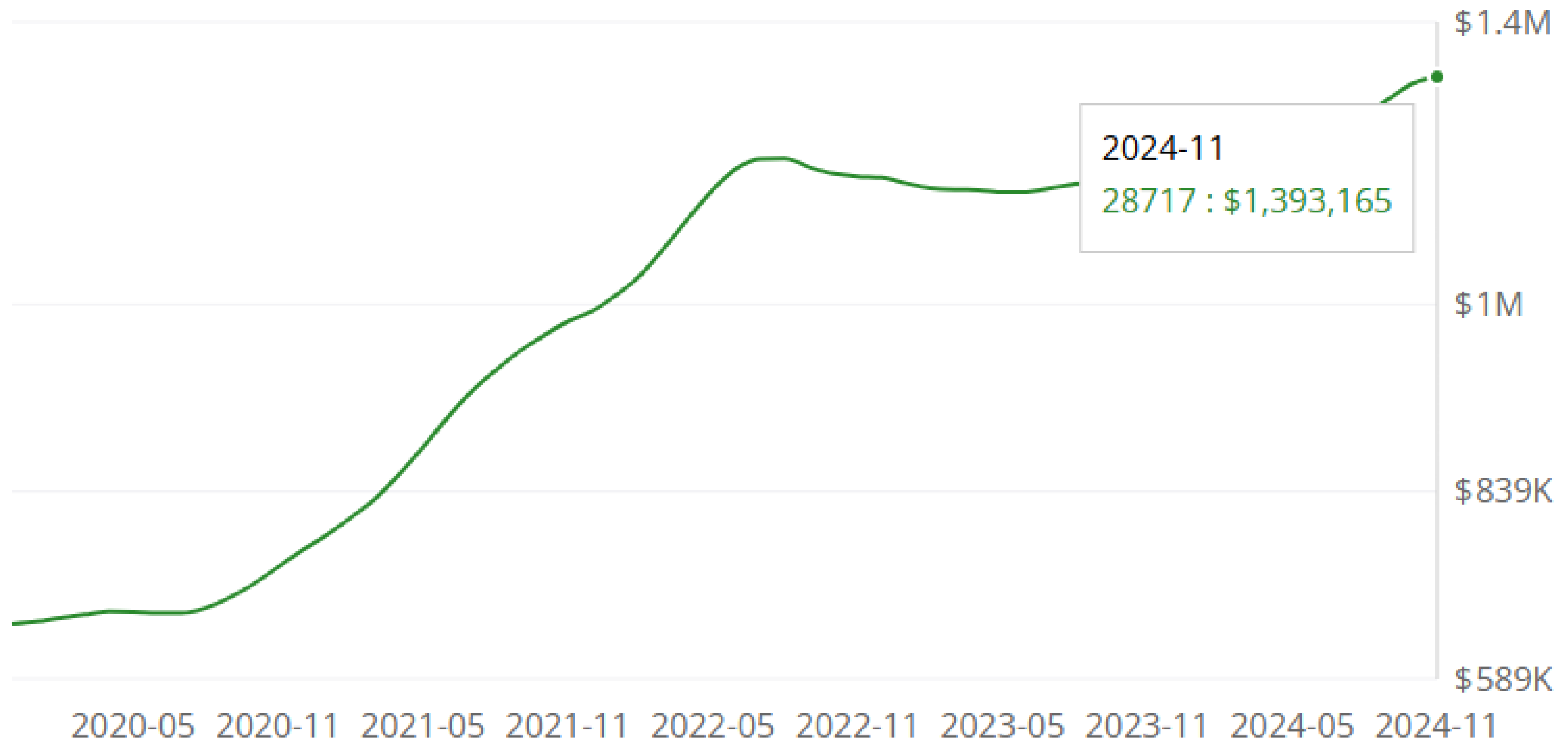
All homes

1-yr

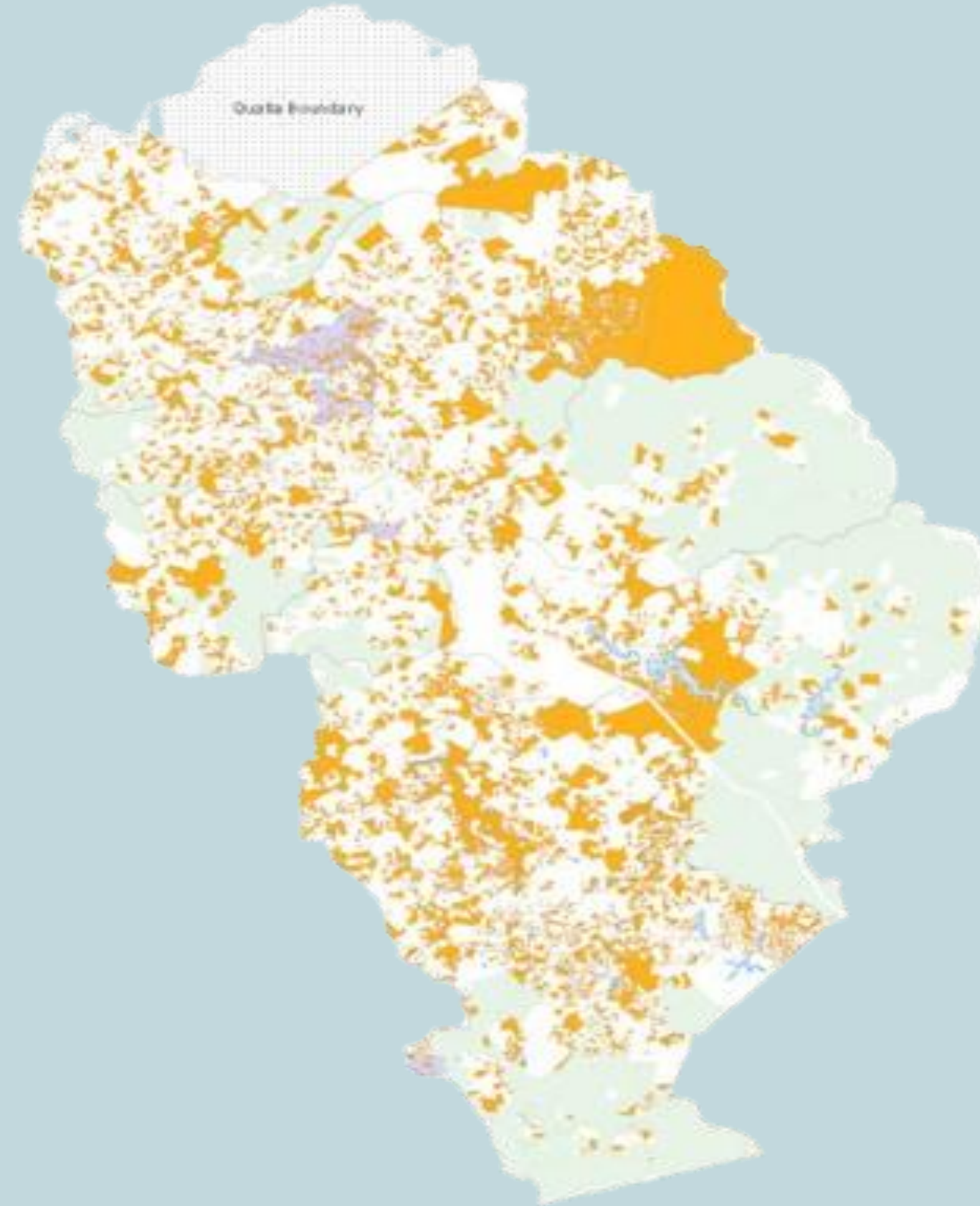
5-yr

Max

28717



**Sales Since 2021**



**2024 Sales**

Off Billy Cove Road – Greens Creek  
Township

Property Type – Manufactured Home

Parcel Number 7529271307

Acres .40

Square Footage 784

Current Assessed Value \$29,310

Sales Price 1/5/2024 \$34,000

% Increase 16.00%



Balsam Mountain Preserve – Scotts Creek Township

Property Type – Single Family Residential

Parcel Number 7672321135

Acres 3.96

Square Footage 3,998

Current Assessed Value \$1,676,670

Sales Price 10/8/2024 \$4,700,000

% Increase 180.32%



Off Bull Pen Road – Cashiers Township

Property Type – Manufactured Home

Parcel Number 7489226892

Acres .90

Square Footage 924

Current Assessed Value \$38,530

Sales Price 5/9/2024 \$76,500

% Increase 98.55%



# High Hampton – Cashiers Township

Property Type – Single Family Residential

Parcel Number 7571979350

Acres .23

Square Footage 3,968

Current Assessed Value \$4,032,090

Sales Price 5/8/2024 \$6,850,000

% Increase 69.89%





# Percent Change

High Hemlock – Cashiers Township

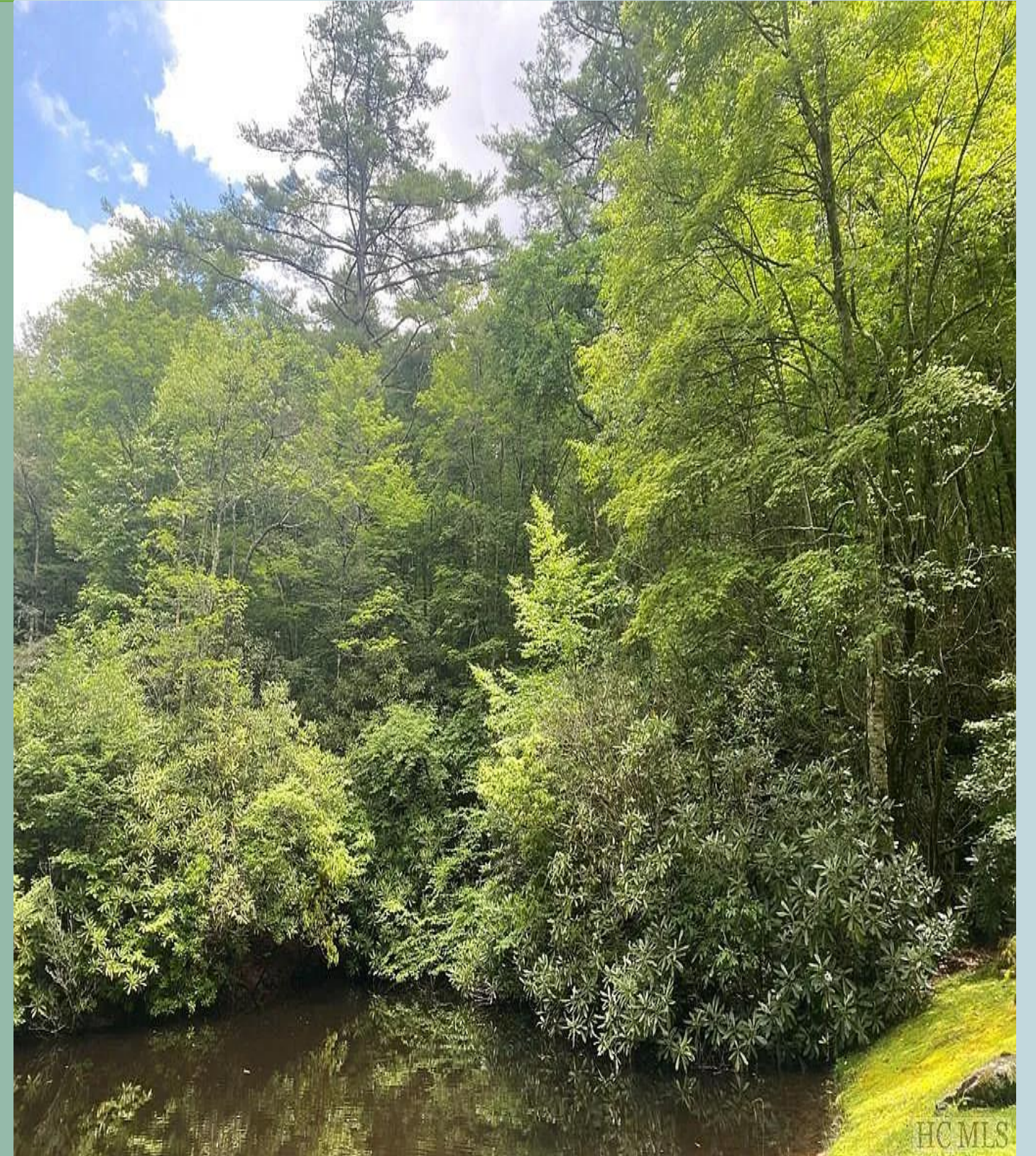
Property Type – Vacant Residential

Parcel Number 7583663889

Sales Price 1/12/2023 \$125,000

Sales Price 12/3/2024 \$200,000

% Change 2023 – 2024 60.00%



Blanton Branch – Scotts Creek Township

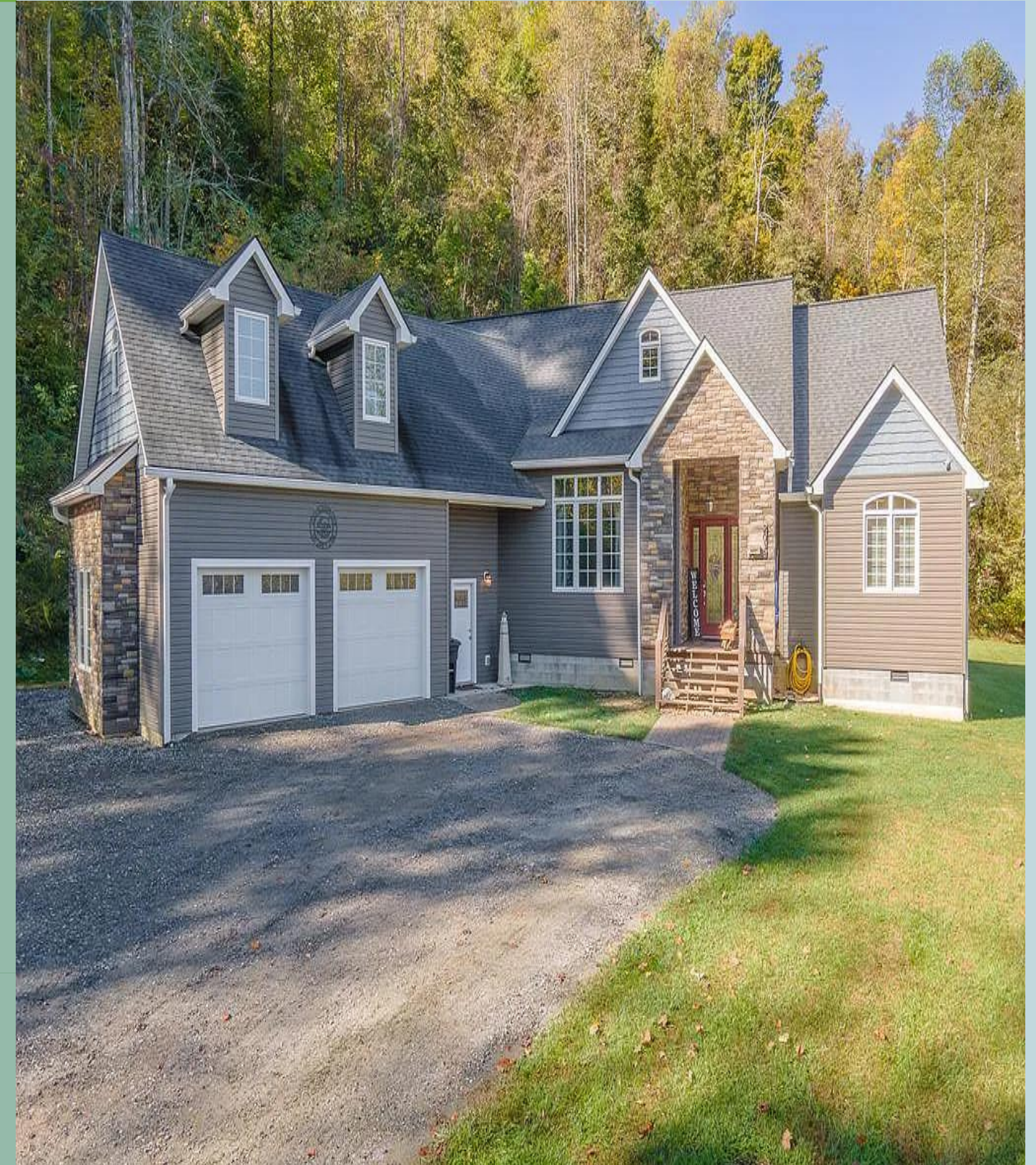
Property Type – Single Family Residential

Parcel Number 7661257527

Sales Price 8/18/2023 \$650,000

Sales Price 12/16/2024 \$745,000

% Change 2023 – 2024 14.62%



# Cedar Ridge Estates – Cashiers Township

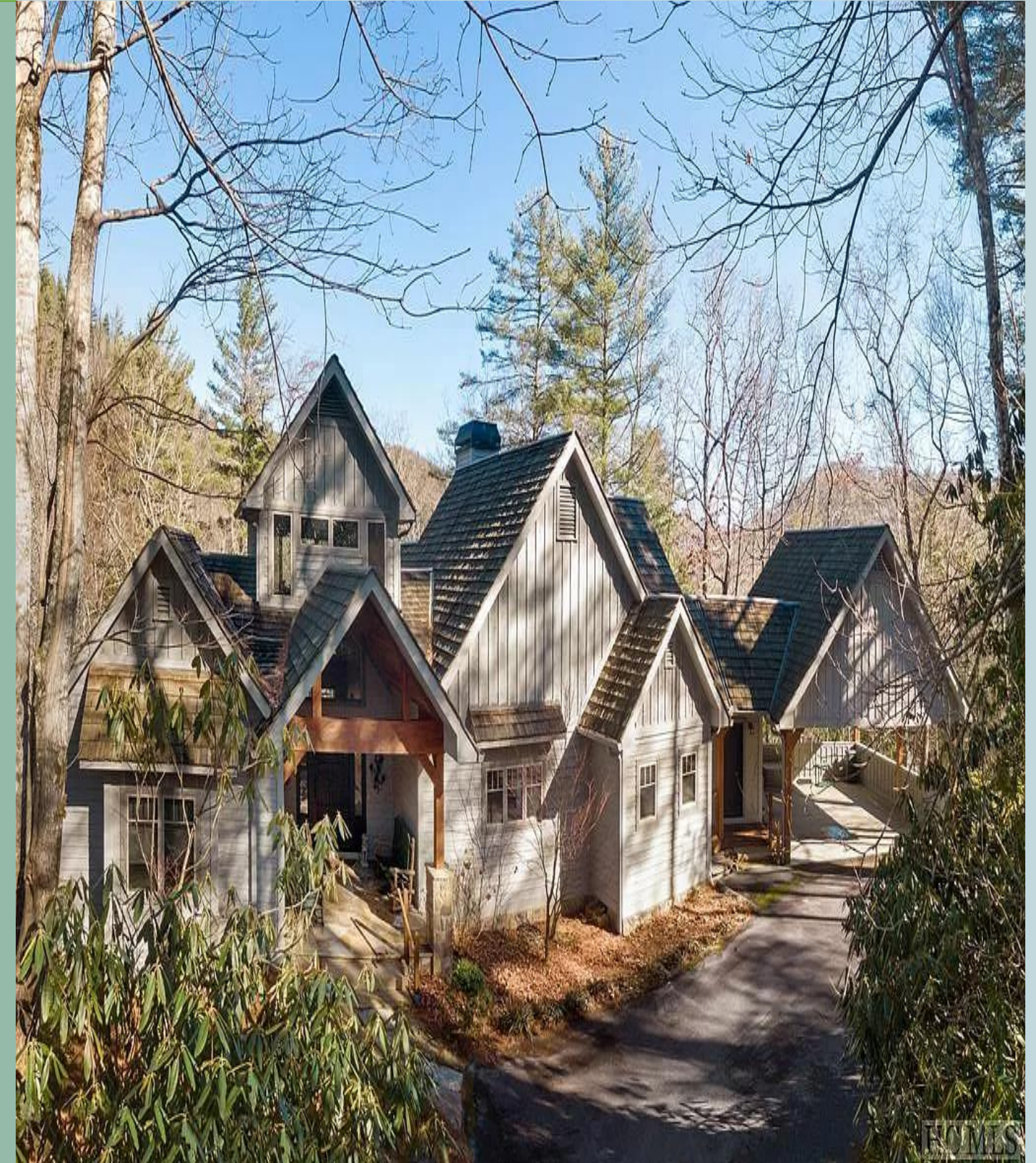
Property Type – Single Family Residential

Parcel Number 7572643698

Sales Price 11/8/2023 \$1,525,000

Sales Price 11/4/2024 \$1,730,000

% Change 2023 – 2024 13.44%



Allen Henson Circle – Sylva City Township

Property Type – Manufactured Home

Parcel Number 7642422051

Sales Price 8/24/2023 \$86,000

Sales Price 3/11/2024 \$90,000

% Change 2023 – 2024 4.65%



\*Sold 8/4/2021 for \$30,000

Trillium – Hamburg Township

Property Type – Condominium

Parcel Number                      7553628250



Sales Price	7/19/2021	\$841,000	% Increase
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Sales Price	11/16/2022	\$925,000	9.99%
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Sales Price	8/9/2023	\$1,199,000	29.62%
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Sales Price	10/7/2024	\$1,250,000	4.25%
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% Change 2021 – 2024			48.63%
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The real estate market is constantly changing.

All sales prior to the end of 2024 must be adjusted to the appropriate percent change to capture their market value as of January 1, 2025.

# Median Home List Price





# North Carolina Counties: Median Home List Price

June 2024



The median home list price—the middle price point of all homes listed for sale—is an indicator of housing affordability. Since 2019, median list prices have soared by 37% nationally, while North Carolina saw a 30% increase. This state-level rise was moderated by relatively low percentage increases in Wake and Mecklenburg counties. This table below shows the change in median list prices by county from April 2019 to April 2024.

**13 counties**

saw the median home list price increase by 100% or more.

**82 counties**

experienced increases higher than the statewide average.

**99 counties**

recorded at least some increase in the median home list price.

County	Median List Price	5-Year Change	County	Median List Price	5-Year Change	County	Median List Price	5-Year Change
Alamance	354,475	41%	Franklin	426,675	50%	Pamlico	439,750	50%
Alexander	367,450	44%	Gaston	340,000	27%	Pasquotank	329,950	54%
Alleghany	468,750	88%	Gates	302,425	110%	Pender	536,337	63%
Anson	197,500	107%	Graham	538,500	85%	Perquimans	477,000	60%
Ashe	557,500	100%	Granville	364,950	22%	Person	369,000	19%
Avery	512,725	59%	Greene	230,674	119%	Pitt	294,450	32%
Beaufort	442,300	67%	Guilford	350,564	14%	Polk	840,375	112%
Bertie	210,000	105%	Halifax	195,925	47%	Randolph	309,718	73%
Bladen	214,300	11%	Harnett	345,000	43%	Richmond	232,750	98%
Brunswick	441,000	37%	Haywood	539,950	66%	Robeson	250,950	117%
Buncombe	617,515	45%	Henderson	524,745	33%	Rockingham	222,350	44%
Burke	343,750	23%	Hertford	149,625	25%	Rowan	310,000	39%
Cabarrus	399,475	23%	Hoke	327,419	51%	Rutherford	377,450	26%
Caldwell	351,225	42%	Hyde	553,000	53%	Sampson	304,325	76%
Camden	417,350	39%	Iredell	477,500	22%	Scotland	218,650	76%
Carteret	599,325	69%	<b>Jackson</b>	<b>849,500</b>	<b>98%</b>	Stanly	338,450	30%
Caswell	328,675	78%	Johnston	370,925	34%	Stokes	341,250	35%
Catawba	384,958	26%	Jones	268,200	104%	Surry	322,400	50%
Chatham	841,500	49%	Lee	359,950	58%	Swain	444,000	37%
Cherokee	374,475	88%	Lenoir	238,675	93%	Transylvania	692,000	55%
Chowan	309,000	33%	Lincoln	480,923	36%	Tyrrell	385,000	99%
Clay	479,000	71%	Macon	762,000	96%	Union	502,450	24%
Cleveland	296,450	58%	Madison	463,445	35%	Vance	309,312	107%
Columbus	261,740	65%	Martin	167,375	109%	Wake	532,500	28%
Craven	347,220	53%	McDowell	423,850	44%	Warren	398,750	75%
Cumberland	302,420	72%	Mecklenburg	477,000	23%	Washington	174,250	74%
Currituck	652,175	63%	Mitchell	414,250	71%	Watauga	704,000	76%
Dare	724,975	63%	Montgomery	387,300	27%	Wayne	287,450	51%
Davidson	333,182	37%	Moore	464,500	43%	Wilkes	350,000	40%
Davie	315,550	15%	Nash	336,900	107%	Wilson	290,124	90%
Duplin	374,350	118%	New Hanover	562,500	50%	Yadkin	302,563	77%
Durham	467,671	38%	Northampton	190,500	(0%)	Yancey	524,000	69%
Edgecombe	187,500	150%	Onslow	340,575	61%			
Forsyth	349,316	24%	Orange	593,250	30%			
						<b>Statewide</b>	<b>410,950</b>	<b>30%</b>

Source: [Realtor.com Economic Research](https://www.realtor.com/economic-research)

# Current Listings

Off Cabe Road – Greens Creek Township

Property Type – Manufactured Home

Parcel Number 7529629786

Acres .89

Square Footage 1,104

Current Assessed Value \$59,120

List Price \$185,000

% Increase 212.92%



**\$185,000**

81 Saddlewood Rdg, Sylva, NC 28779

**3** **2** **--**  
beds baths sqft

Est.: \$1,073/mo [Get pre-qualified](#)

Residential

Built in 1996

0.89 Acres lot

# Off Sutton Branch Road – Greens Creek Township

Property Type – Manufactured Home

Parcel Number 7620956781

Acres 4.77

Square Footage 411

Current Assessed Value \$195,510

List Price \$636,000

% Increase 225.30%



**\$636,000**

521 Duchess Dr, Sylva, NC 28779

**1** **1** **411**  
beds baths sqft

Est.: \$3,648/mo / Get pre-qualified

Manufactured Home

Built in 2022

-- sqft lot

Parris Branch Road – Sylva Rural  
Township

Property Type – Single Family Residential

Parcel Number 7653500004

Acres .42

Square Footage 1,026

Current Assessed Value \$44,370

List Price \$150,000

% Increase 238.07%



Price cut: \$25K (10/29)

**\$150,000**

505 Parris Branch Rd, Sylva, NC 28779

2 2 --  
beds baths sqft

Est.: \$869/mo / Get pre-qualified

Single Family Residence

Built in 1940

0.42 Acres lot

Ridge Way Street – Sylva City Township

Property Type – Single Family Residential

Parcel Number 7641031603

Acres 155.44

Square Footage 7,432

Current Assessed Value \$2,316,540

List Price \$9,400,000

% Increase 305.78%



**\$9,400,000**

1767 Ridge Way St, Sylva, NC 28779

**5** **6** **7,432**  
beds baths sqft

Est.: \$54,193/mo / [Get pre-qualified](#)

Single Family Residence

Built in 1994

155.44 Acres lot

Off US 64 E – Cashiers Township

Property Type – Single Family Residential

Parcel Number 7572545259

Acres .30

Square Footage 696

Current Assessed Value \$117,440

List Price \$349,000

% Increase 197.17%



**\$349,000**

56 Plateau Ridge, Cashiers, NC 28717

2 beds 1 baths -- sqft

Est.: \$2,026/mo / Get pre-qualified

Single Family Residence

Built in 1978

0.30 Acres lot

# Heaton Forest Road – Cashiers Township

Property Type – Single Family Residential

Parcel Number 7571632763

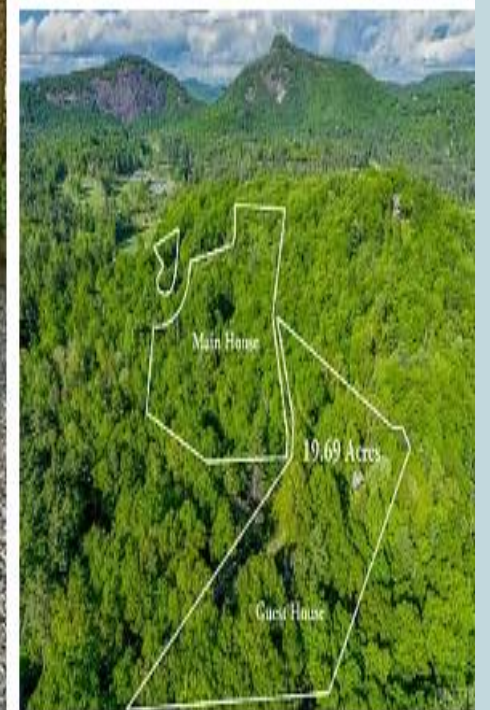
Acres 19.69

Square Footage 7,687/1,898

Current Assessed Value \$4,114,010

List Price \$8,750,000

% Increase 112.69%



**\$8,750,000**

530 Heaton Forest Road, Cashiers, NC 28717

**10** **10** **--**  
beds baths sqft

Est.: \$50,446/mo / Get pre-qualified

Single Family Residence

Built in 1976

19.69 Acres lot



# Preliminary Values

# Tax Base Comparison

2024 Real Property Taxable Value	\$11.456B
Estimated 2025 Real Property Taxable Value	\$18.397B
\$ Increase	\$6.941B
% Increase	60.59%

\*Values still being finalized. Prior to appeals.

This does not mean that all properties will change by 60%.

The change will be based on sales that took place in your area prior to the reappraisal.

Sales in Cashiers Township are never used to value any other Townships.

Sales in High Hampton are not used to value Holly Forest or any other taxing neighborhood.

Each area of the county and each property type change at different rates.

# Reappraisal Notice



**Jackson County Tax Administration**  
 401 Grindstaff Cove Road, Suite 132  
 Sylva, NC 28779

**2025 NOTICE OF ASSESSED VALUE**  
**THIS IS NOT A BILL**

All real property in Jackson County has been reappraised to its market value as of January 1, 2025. This is the notice of assessed value for the property described below.

**Date of Notice: 02/03/2025**

Online Appeals:



Parcel Number	
Acres	
Property Description	
Taxable Value	
2024 Taxable Value	

You may request an appeal by completing the appropriate section below or online at <https://www.jacksonnc.org/tax-administration/home> within 30 days of the date of this notice. All appeals will be processed after the appeal deadline, March 5, 2025. If you wish for an appraisal staff member to contact you or for an on-site review, please state that in the comments section and provide your contact information. If you need assistance with submitting an appeal, please call (828) 586-7549 or visit our office. Any appeal may result in the value being increased, decreased, or left unchanged. Please include any documentation you feel is relevant for the appeal.

If you are currently receiving property tax relief, the amount will be provided on this notice under exempt value. See back of this notice for additional information.

Detach here **ONLY** if appealing and return to Jackson County Tax Administration, 401 Grindstaff Cove Rd., Ste. 132, Sylva, NC 28779.

Parcel Number	Acres	Property Description	
Land Value	Building Value	Outbuilding Value	Total Market Value
Deferred Amount	Exempt Value	Net Taxable Value	

Complete this section to have the appraisal staff review your assessment.

What is your opinion of market value as of January 1, 2025? \$ \_\_\_\_\_

Upon what do you base your opinion? (check all that apply)

- Recent fee appraisal (attach complete copy)
- Recent purchase (attach closing statement)
- Recent asking price (attach listing agreement)
- Recent construction cost (attach cost information)
- Recent comparable sales (attach information)
- Other (please explain in comments or attach)

\*Recent is preferably the last 6 months of 2024. Any information prior to that must be adjusted to reflect the real estate market as of January 1, 2025.

List any changes made to the property since January 1, 2021 (permitted or not):

Income information (only for commercial and residential rental properties): \*Attach 3 years of income and expense statements

Gross rent amount \$ \_\_\_\_\_ per year, expenses \$ \_\_\_\_\_ per year, term of lease \_\_\_\_\_, utilities included \_\_\_\_ (Y/N)

Comments: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Daytime Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Return this form only if you wish to have your assessed value reviewed.

# Appeals

The deadline to submit an informal appeal is 30 days from the date on the notice.

Can submit an appeal in person, by mail, or online.

No decision will be made until after the deadline.

Allows my office to see if there are taxing neighborhoods or property types/elements that need additional review.

Also, removes any emotional decision making which can create inequities.

Our goal is to ensure that all property owners are paying their fair share, nothing more/less.

If property owners do not agree with the value, we recommend they appeal and allow us to take another look at the property.

We ask that individuals appeal and state in the comments they would like us to call them. This will allow us to contact them once the volume has slowed down but they will already have their appeal filed should they want to continue with it.



# Tax Bills

## **What will my tax bill be?**

The notice is to determine the assessed value.

The tax rates are set during the budget process by the County Commissioners and Municipal Boards. The tax rates will not be set until Late-June 2025.

Currently there is no way to estimate what the tax bill will be. Appeals will be finalized before tax rates are established.

# Property Tax Relief

# Senior and Disabled

## Who qualifies?

- Must be 65 or older or totally and permanently disabled;
- Must be a full-time N.C. resident;
- Must be your primary residence;
- Must have a gross spousal household income of \$37,900 or less (2025);

## Application information

- One-time application due between January 1 and June 1.
- Must provide copy of driver's license.
- Must provide copy of complete income tax return or proof of income (if not required to file tax return).
- For disabled applicants, must provide Form AV-9A (completed by a physician licensed to practice medicine in N.C.).

# Senior and Disabled

## Income

- All monies received from every source other than gifts or inheritance from a spouse or linear ancestor/descendant.
- Gross income, not adjusted gross income.
- If married, must include both incomes even if the property is not in both names.

## Exclusion

- Greater of \$25,000 or 50% of the appraised value of the residence.
  - Includes dwelling, dwelling site up to one (1) acre, and related improvements (garage, carport, etc.).

# Disabled Veteran

## Who qualifies?

- Must have a total and permanent service-connected disability;
- Must be a full-time N.C. resident;
- Must be your primary residence;
- Surviving spouse may qualify in certain situations.

## Application information

- One-time application due between January 1 and June 1.
- Must provide copy of driver's license.
- Must provide Form NCDVA-9 (completed by the Veterans Office).

# Disabled Veteran

## Income

- No income requirement.

## Exclusion

- \$45,000

# Questions

