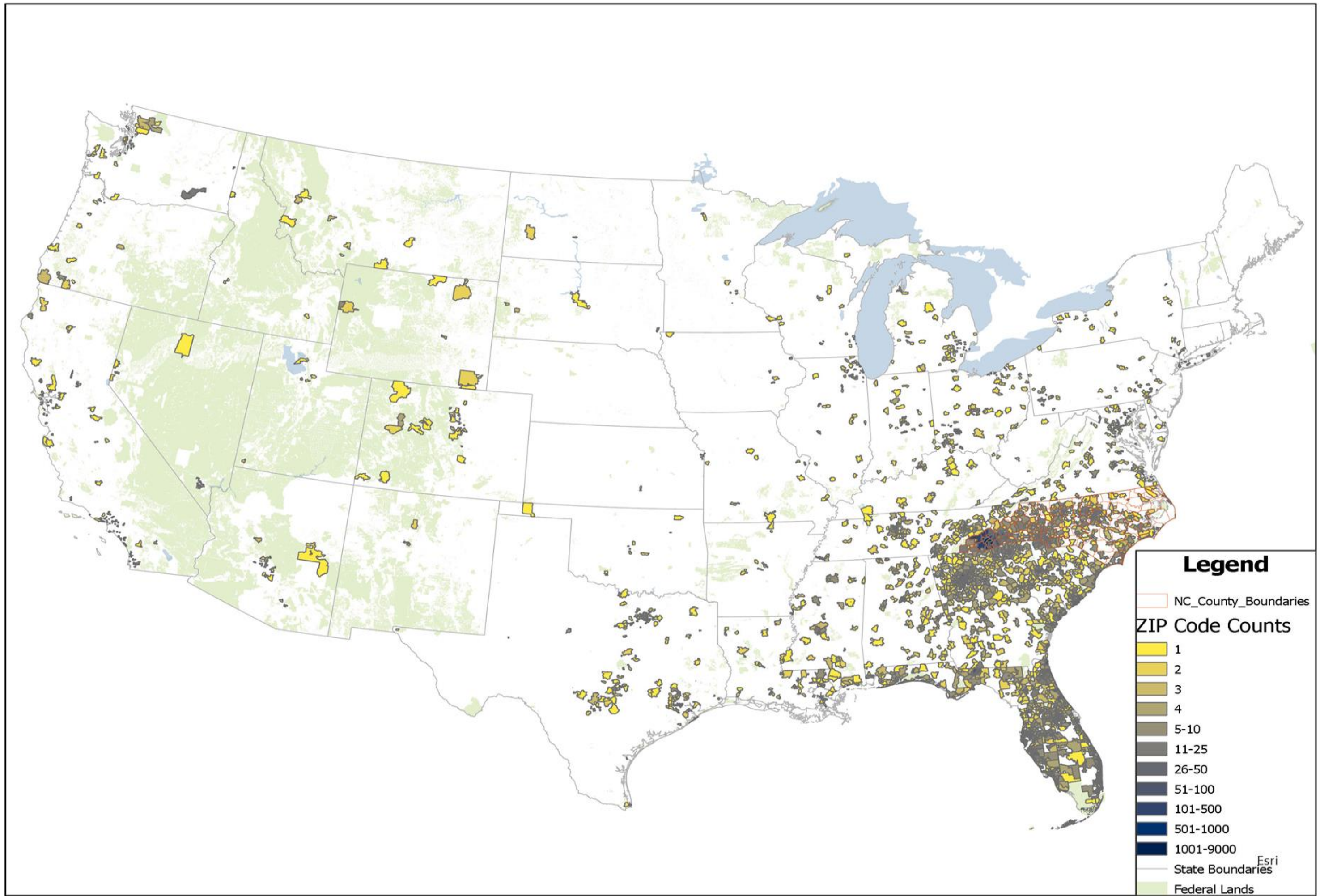
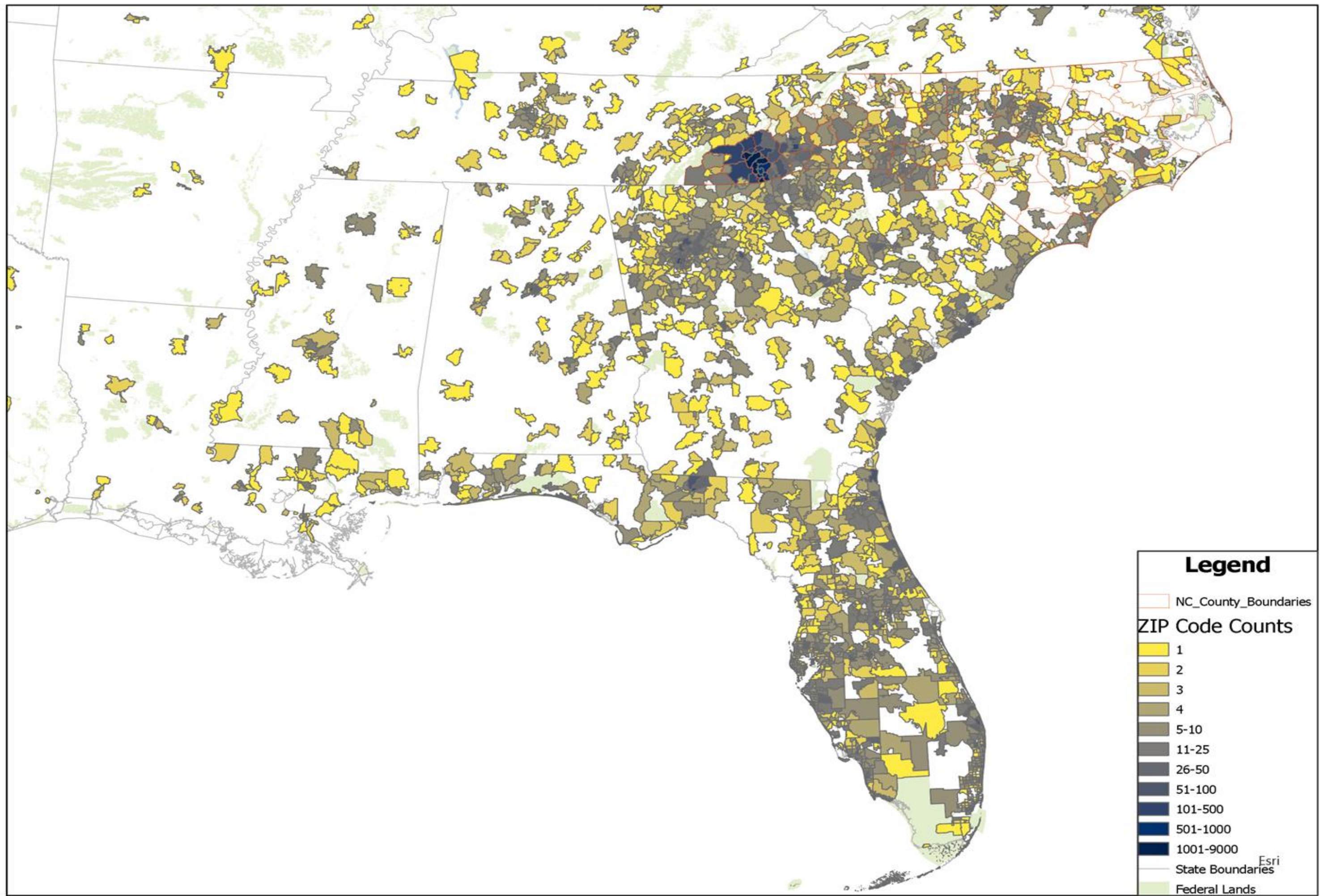


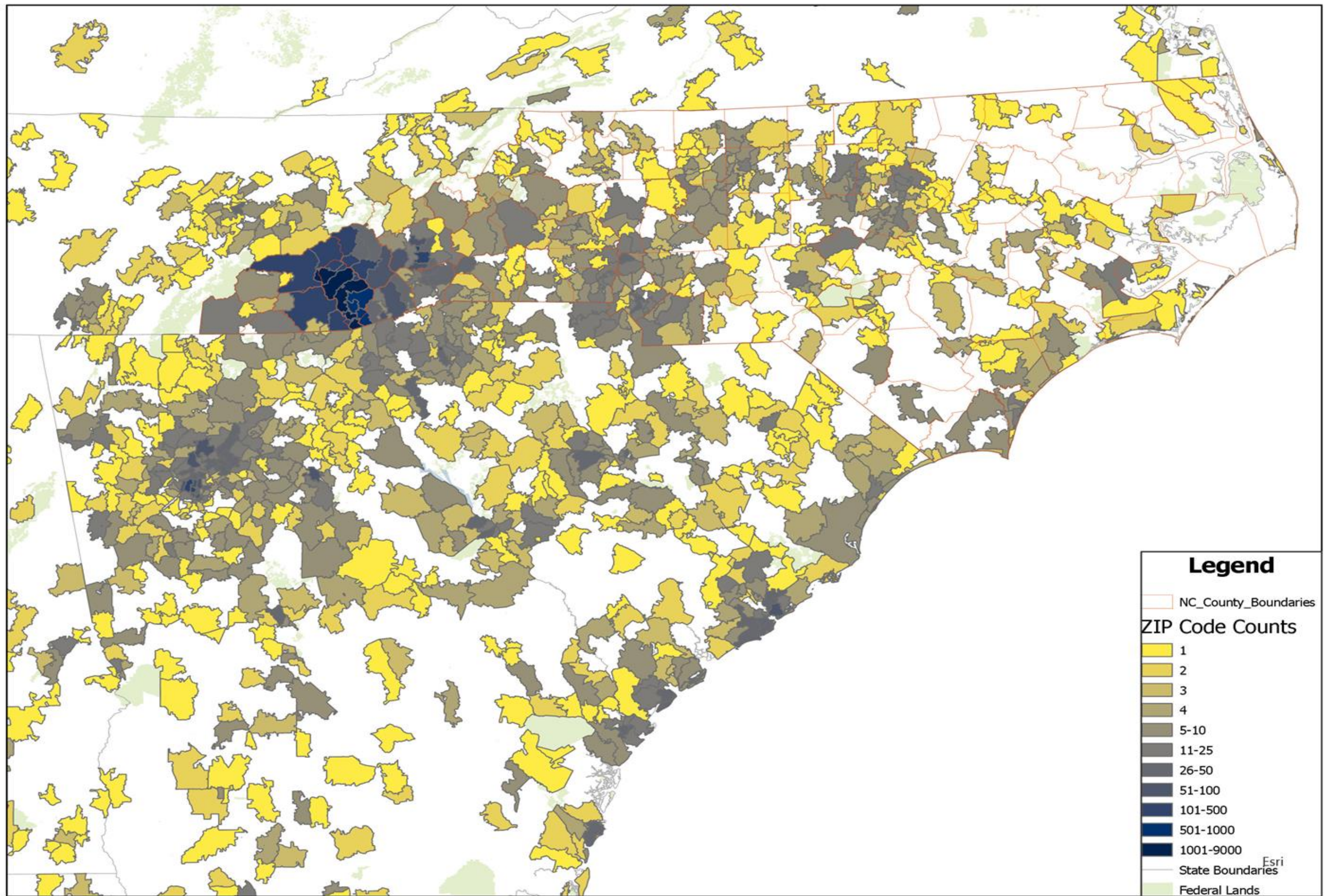


Departmental Update

2024 Property Owners







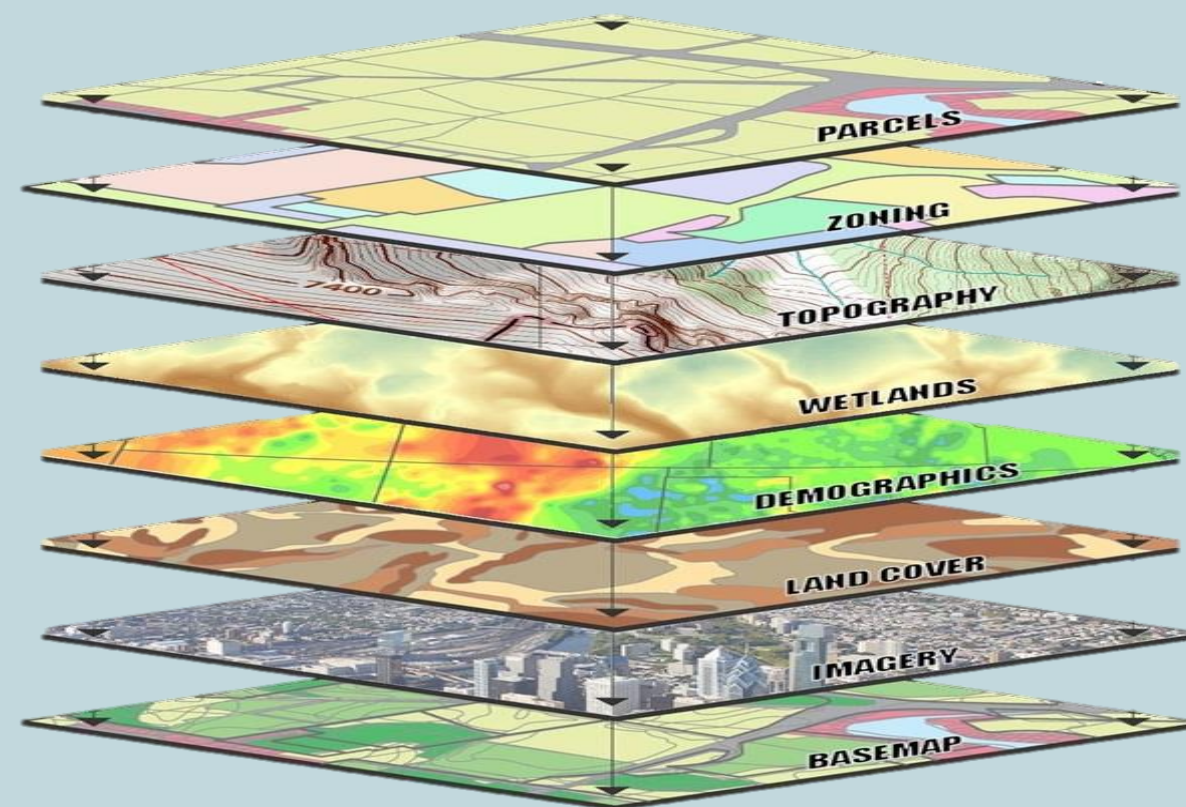


- ★ Jackson County, NC
- 📍 St. Thomas, VI
- 📍 St. Croix, VI
- 📍 Bayamon, PR
- 📍 Doorn, Netherlands
- 📍 Tegucigalpa, Honduras
- 📍 Gottingen, Germany
- 📍 Braunlingen, Germany
- 📍 Whitby, Ontario, Canada
- 📍 Aylmer, Ontario, Canada
- 📍 Utterson, Ontario, Canada
- 📍 Paget Parish, Bermuda
- 📍 Tortola, British VI
- 📍 Nassah Bahamas
- 📍 North Turrumurra Australia
- 📍 Ramstein AB
- 📍 Landstuhl Germany
- 📍 Naples Capodichino Italy
- 📍 Yokosuka, Japan

Land Records

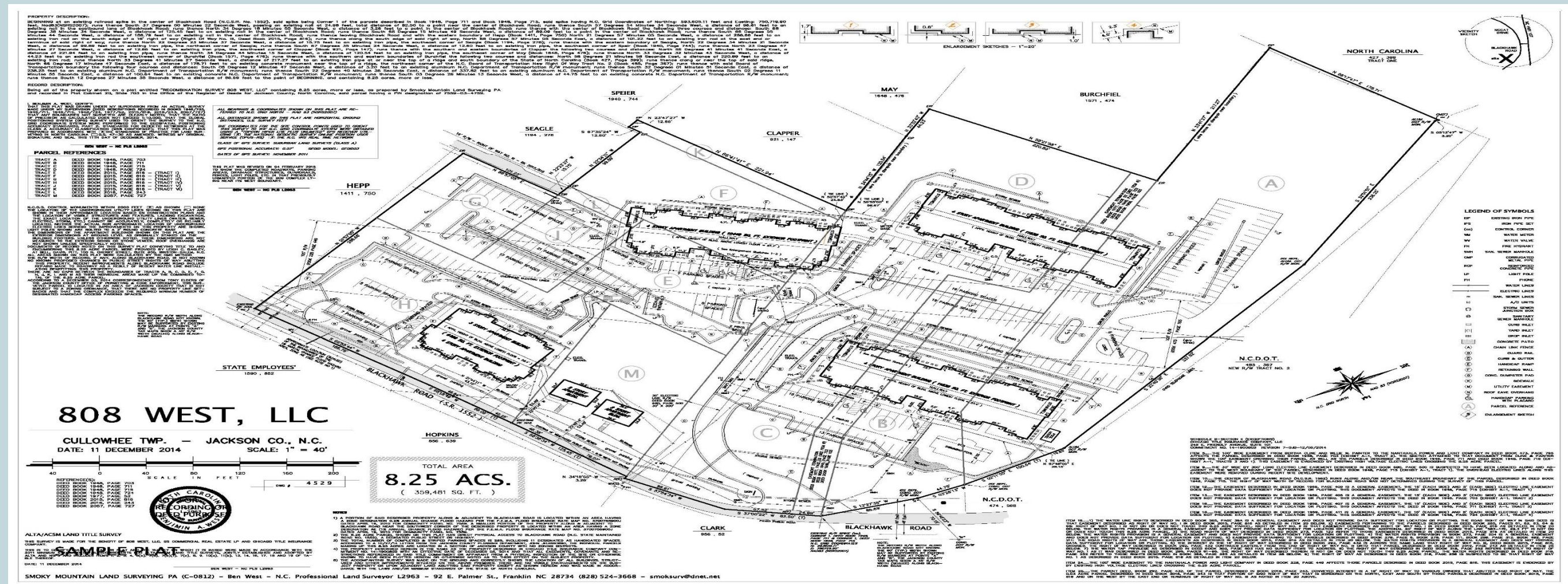
GIS Layers

Constantly adding and updating layers to assist the public and the department for assessment purposes.

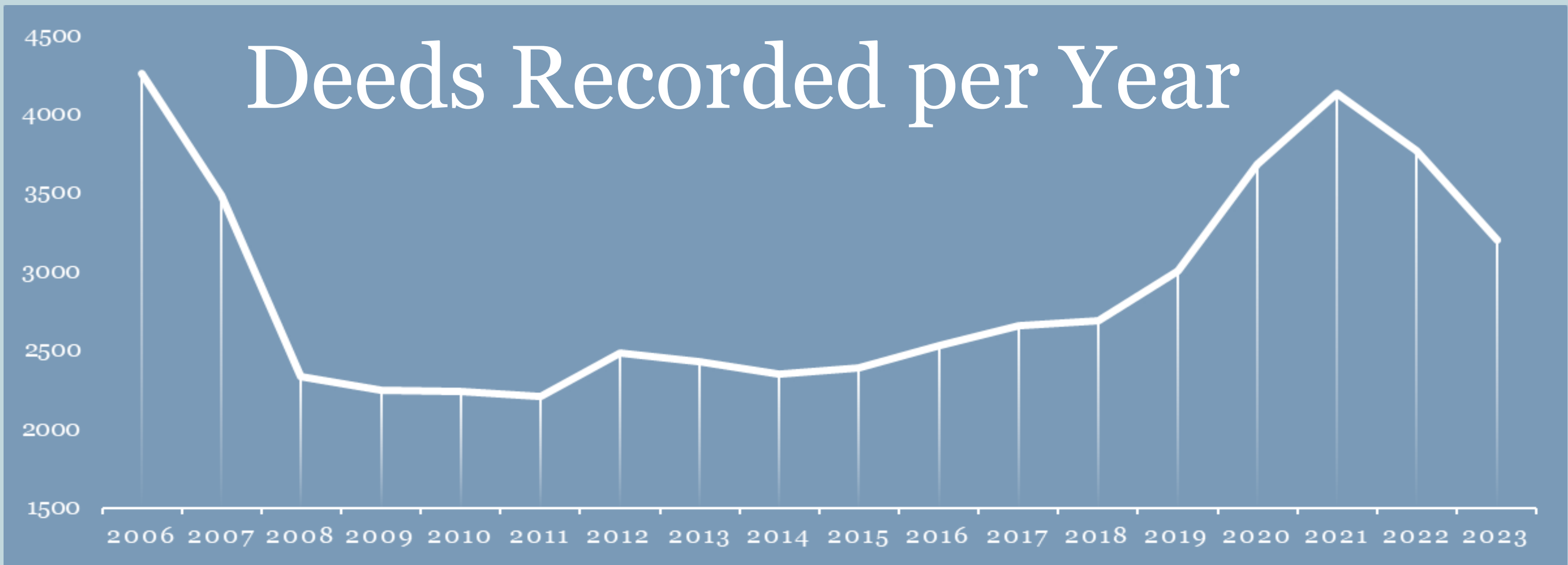


Unrecorded Surveys

Those stored in our office are being scanned and will be offered to NC Society of Surveyors for their MAPS Database.



Deed Statistics



Highest Recording Years	
2006	4,253
2021	4,129
2022	3,767
2020	3,679
2007	3,480
2023	3,201
2019	2,998
Avg. 2008 – 2018	2,211

2023 Qualified Sales

Sales Price	Number of Deeds
< \$100,000	243
\$100,000 - \$199,999	132
\$200,000 - \$299,999	145
\$300,000 - \$399,999	116
\$400,000 - \$499,999	72
\$500,000 - \$749,999	122
\$750,000 - \$999,999	53
\$1M - \$1.9M	86
\$2M - \$4.9M	52
\$5M+	7

2023 Qualified Sales

Category	Range
Vacant Residential	\$3,500 – \$6,500,000
Vacant Commercial	\$60,000 – \$325,000
Manufactured Home	\$23,000 – \$312,000
Townhouse/Condo	\$62,000 – \$1,625,000
Improved Residential	\$58,000 – \$8,150,000
Improved Commercial	\$85,000 – \$6,500,000

Highest Residential Home Sales Ever Recorded

Sale Year	Sale Price	Location
2023	\$8.150M	Mountaintop
2024	\$6.950M	High Hampton
2022	\$6.900M	Mountaintop
2024	\$6.850M	High Hampton
2024	\$6.700M	High Hampton
2023	\$6.700M	Glencove
2024	\$6.500M	Glencove
2019	\$6.500M	Chimney Point
2023	\$6.400M	High Hampton
2022	\$6.300M	Mountaintop
2022	\$6.250M	Spring Forest
2023	\$6.150M	Mountaintop

Personal Property

Compliance Reviews

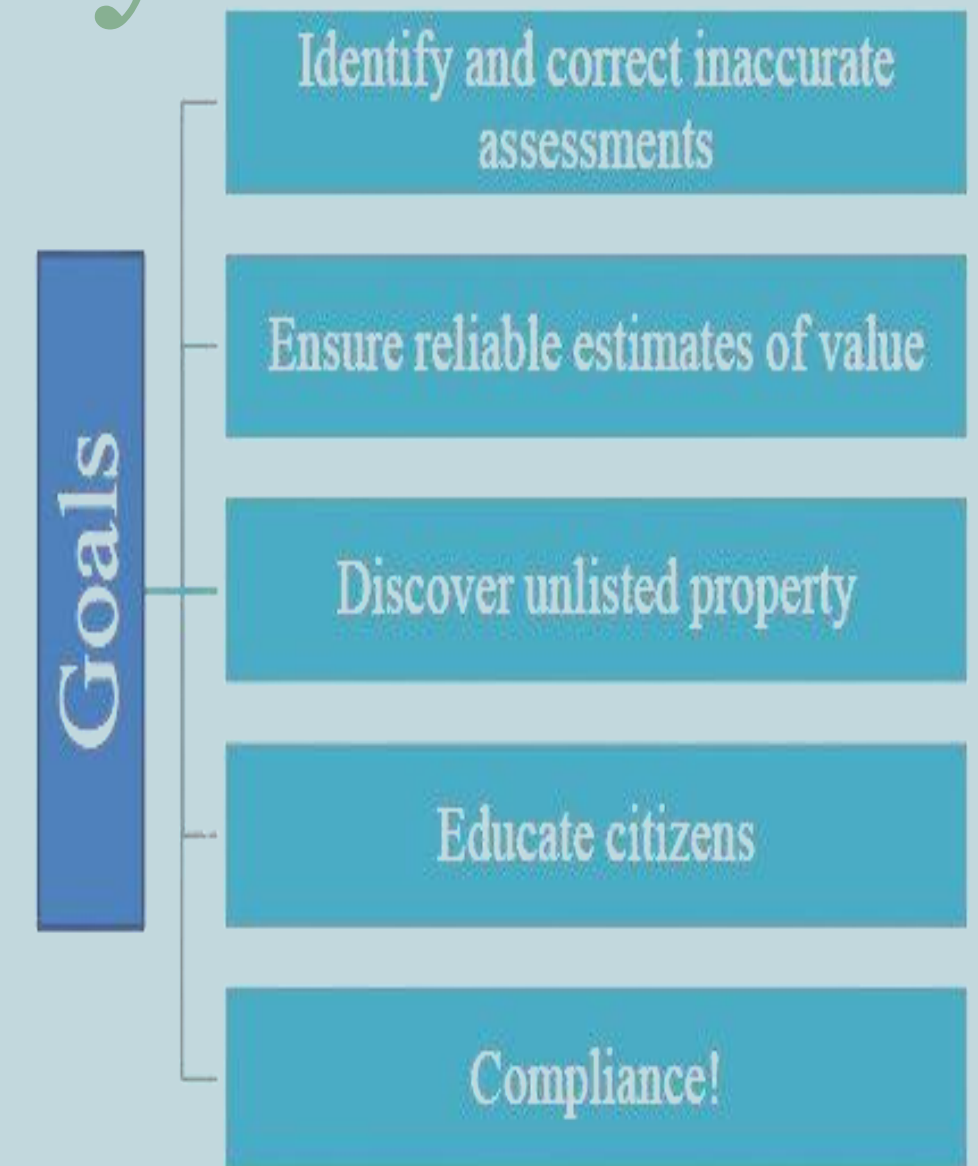
Business Personal Property

Tax Year 2023

- 56 audits
- \$30M value discovered

Tax Year 2024

- 47 audits (16 completed)
- \$11M value discovered



Short & Long Term Rental Properties

Required to list and pay taxes on the contents provided to tenants.

Please contact our office if not currently receiving a personal property listing form.

Watercraft Values

2017 Malibu Wakesetter 22 average
retail was **\$81,110**

Current average retail of that model is
\$69,480

Depreciation **16.74%**

Watercraft Values

Based on 2018 valuation guide:

2017 Malibu Wakesetter 22 average retail was **\$81,110**

2011 average retail of same model was **\$48,620** (average retail today **\$43,820**)

Watercraft Values

2023 Malibu Wakesetter 22 average
retail **\$144,740**

2017 Malibu Wakesetter 22 average
retail was **\$81,110**

**License Plate
Agency
“Tag Office”**

FY 23-24 Numbers

Opened March 26, 2024

Transactions 15,686

Total processed \$1,090,861

Reimbursement to County \$24,223

Notary Fees \$6,390

Novelty Fees \$525

Audits

We have completed **3** audits.

A perfect audit score is **100**.

We currently have a perfect score of **300**.

Audits



LICENSE PLATE AGENCY NUMBER, NAME AND TIER:
 FIELD AUDITOR:
 DATE:

Sylva LPA 053 Tier II
 Renee W. Link
 7/25/2024

SOP PROVISION	POINTS POINTS	Metric	Metric												Points		
			Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun			
1 20.2 (1)	10	Has deposit slip with 2:00pm time stamp												10	10	10	30
2 20.2 (1)	10	Daily deposit slip matches amount in STARS												10	10	10	30
3 20.2 (2)	10	Daily deposit of cash and checks match amount in STARS												10	10	10	30
4 20.2 (3)	10	Submits Fiscal Exception Form												10	10	10	30
5 24.2	10	Daily has STARS & INOVAH documentation												10	10	10	30
6 15.4-15.5	10	Monthly no missing RIS inventory												10	10	10	30
7 15.4-15.5	2	Monthly no more than 2 missing RIS inventory												0	0	0	0
8 15.6	10	Monthly has all inventory items reported as damaged												10	10	10	30
9 15.6	2	Monthly missing no more than 2 inventory items reported as damaged												0	0	0	0
10 15.4-15.5	10	No missing INI inventory												10	10	10	30
11 15.4-15.5	2	No more than 2 missing INI inventory												0	0	0	0
12 24.1	5	Daily mails documents to DMV												5	5	5	15
13 30.2	10	Monthly stores confidential documents and inventory in secure place												10	10	10	30
14 30.3	5	Monthly disposes of confidential documents within 30 days												5	5	5	15
15 17.1	n/a	Has Required Security Cameras(checklist Item 2 x per year - Y or N)														Y	
16 16.1	n/a	Has Required Signs(checklist Item 2 x per year - Y or N)														Y	
Monthly Total:			0	0	0	0	0	0	0	0	0	0	0	100	100	100	300
TOTAL SCORE:																300	

Field Auditor's Signature

Contractor or Manager's Signature

Most points that LPA may receive would be 100.

Options 1-5- points will be deducted for each day that is incorrect.

Option 6- may receive 10 points if no missing RIS inventory or 0 points if any inventory is missing.

Option 7- may receive 2 points if no more than 2 missing RIS or 0 points if more than 2.

Option 8- may receive 10 points if all inventory items reported as damaged or 0 points if any inventory missing.

Option 9- may receive 2 points if no more than 2 inventory items reported as damaged is missing or 0 points if more than 2.

Option 10- 10 points for no missing INI inventory or 0 points if any inventory is missing.

Option 11- 2 points for no more than 2 missing INI inventory or 0 points if more than 2.

Option 12- 5 points for daily mails documents to DMV (no more than 1 day of work) or 0 if work is late being mailed.

Option 13- 10 points for storing confidential documents and inventory in secure place or 0 point if not.

Option 14- 5 points for disposing of confidential documents within 30 days or 0 point if not.

Options 15-16- No points will be given- will be checked twice a year and be reported to Vehicle Registration.

Procedures

Our office abides by the requirements set forth by NC DMV.

This ensures that no issues will arise later.

Incorrect or missing title work can halt you when trying to sell/transfer your vehicle in the future.

Gap Billing

Renewal expiration date extensions create a gap.

The vehicle is taxable whether the tag is current or not.

Late fee waiver, only for deployed military (§ 20-88.03(a1)).

Gap Billing

Unless corrected by NC DMV, we will start billing in January. Anytime you get your expiration date changed at the tag office you will receive a property tax bill for those untaxed months.

1,822 gaps created last FY. Over \$44k in potential tax dollars.

Will discuss further later in the year.

New Flex Position

Responsibilities:

- Operate renewal only window.
- Research gap billing report.
- Assist with monthly motor vehicle scroll.
- Assist in tax collections and assessment as needed.



Election

Early Voting **October 17 – November 2.**

General Election Day **November 5.**

Large increase in visitors to Skyland Services Center.

Working with Board of Elections to ensure the process goes smoothly.

Real Property

Sketch Project

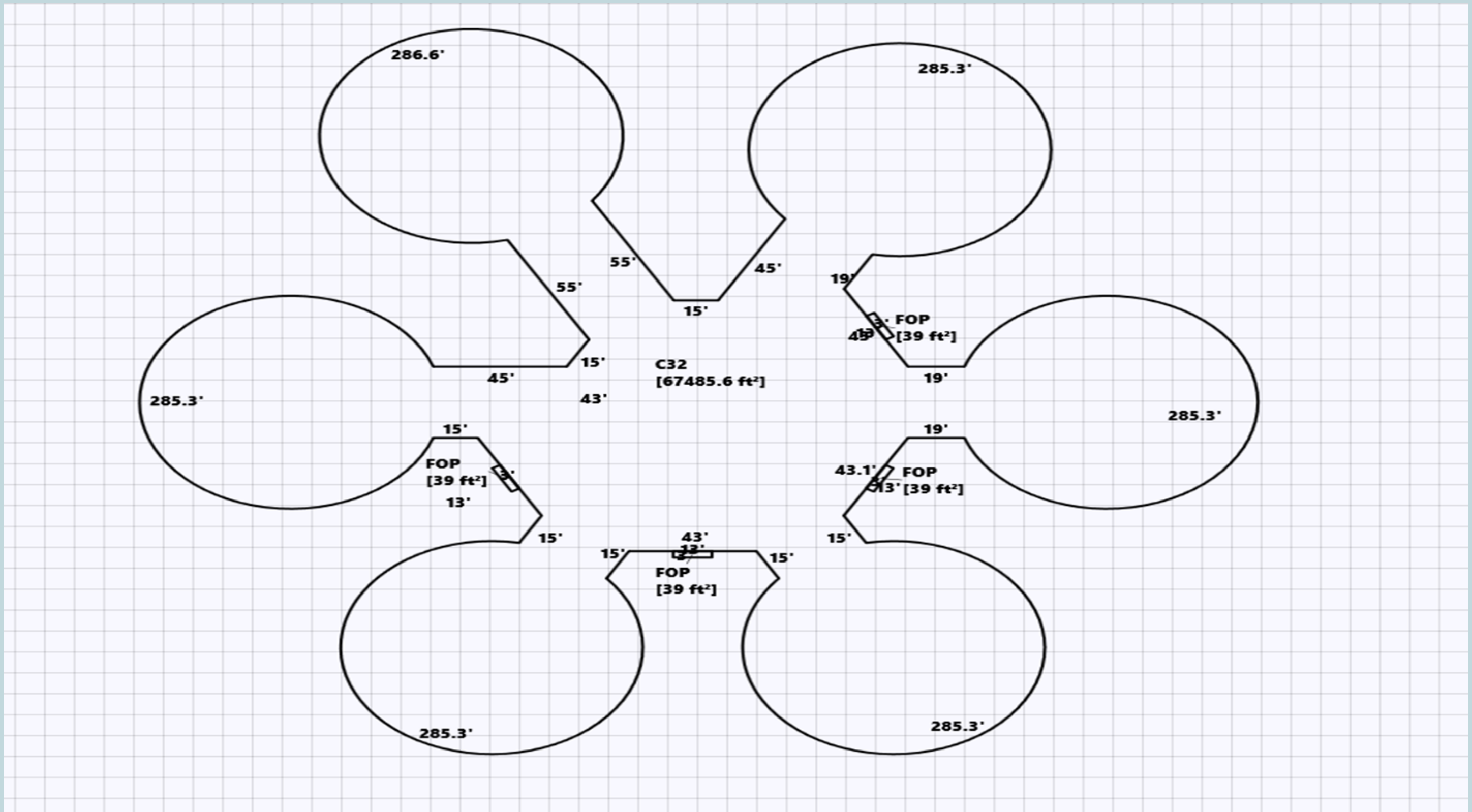
Could not sketch irregular structures in the previous tax software.

Potential for incorrect square footage. Previously used square footage on building plans.

Had 376 parcels with a null sketch.

Will be corrected for 2025 going forward.

Sketch Project



Sketch Project



Sketch Project



Field Appraiser Safety

Experiencing a rise in hostile and uncomfortable situations.

Reporting

Real Property Changes

We typically visit properties based on a:

- Building permit
- Recent sale
- Fire report
- Request of the owner
- Appeal
- Reappraisal review

Real Property Changes

We do not have the staffing to visit every parcel every year.

We must be notified of any changes, especially if the owners does not get a building permit.

Controlled burns and unpermitted demolition is unknown unless reported.

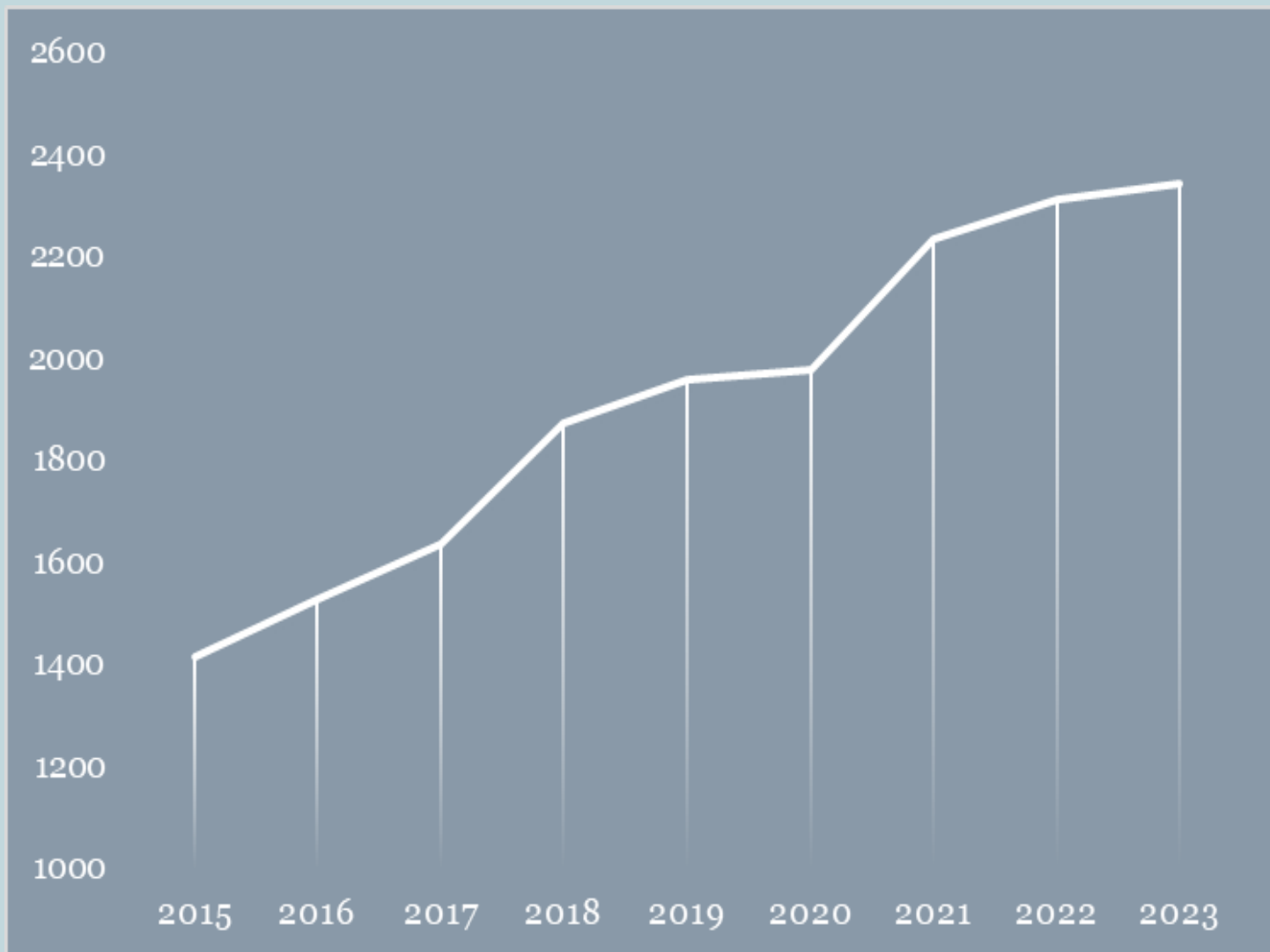
Personal Property Changes

We must be notified of any changes through the listing process or owner reporting.

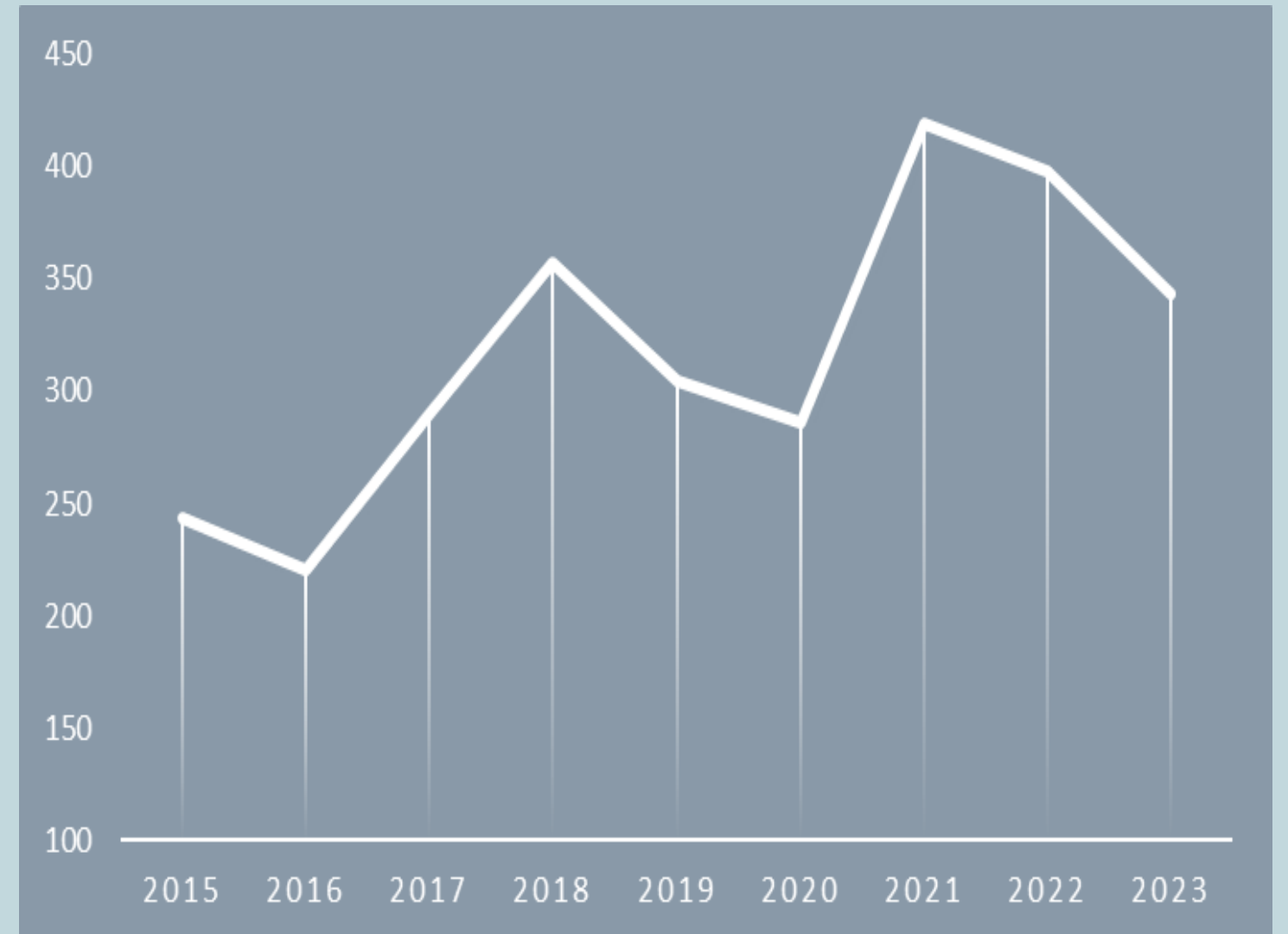
Most sales are unknown unless reported.

Permitting Statistics

Permits Pulled



New Home Permits



2023 New Single Family Permits

Construction Cost	Number of Permits
< \$250,000	48
\$250,000 - \$499,999	51
\$500,000 - \$999,999	40
\$1M - \$1.9M	54
\$2M - \$2.9M	24
\$3M - \$3.9M	11
\$4M+	12

Square Footage	Number of Permits
< 2,000	70
2,000 – 2,999	40
3,000 – 3,999	37
4,000 – 4,999	28
5,000 – 5,999	28
6,000 – 8,999	31
9,000+	6

2023 Highest Residential Permit Pulled

Construction Cost – **\$11,094,000**
Square Footage – **14,792**
Construction Cost per Foot – **\$750**
Silver Run Reserve

Construction Cost – **\$6,139,077**
Square Footage – **5,550**
Construction Cost per Foot – **\$1,106**
Balsam Mountain Preserve

2023 Highest Commercial Permit Pulled

Construction Cost – **\$6,500,000**
Square Footage – 16,520
Construction Cost per Foot – **\$393**
Summit Charter School

Construction Cost – \$5,000,000
Square Footage – **18,158**
Construction Cost per Foot – \$275
Wade Hampton

2024 Taxable & Billable Amounts

2024 Numbers – Real Property

	Parcels	Value
Total Parcels	40,778	\$13.412B
Fully Exempt Parcels	934	\$1.627B
Parcels with Deferment	894	\$311,827,345
Taxable Value		\$11.485B
Tax Relief	472	\$29,145,646
Billable Value		\$11.456B

2024 Numbers – Personal Property

	Items	Value
Business	3,232	\$191,030,531
Aircraft	7	\$504,571
Attached Addition	242	\$377,314
Boat/Jet Ski/Boat Motor	2,253	\$30,503,910
Camper/Travel Trailer	365	\$2,165,855
Household Rental	1,683	\$16,946,640
Manufactured Home	686	\$5,144,684
Multi-Year/IRP/ Perm. Tag	868	\$1,705,431
Unregistered Motor Vehicle	59	\$90,682
Total	9,395	\$248,469,618
Tax Relief	15	\$72,430
Total Taxable		\$248,397,188
Registered Motor Vehicle (last FY)	37,853	\$542,125,325

2024 Numbers – Tax Collections

Town of Dillsboro	\$130,148.76
Village of Forest Hills	\$51,699.81
Cashiers Fire	\$2,027,290.13
Highlands Fire	\$90,783.39
General County	\$44,505,116.04
Town of Highlands	\$99,279.68
Solid Waste Fees	\$3,041,848.73
Town of Webster	\$73,771.04
Prior Year Discoveries/Rollbacks	\$116,739.62
Total	\$50,136,677.20

*Does not include public service companies and any future discoveries or rollbacks.
County does not collect for Town of Sylva.

Tax Collections

Tax Bills

Mailed week of **July 15**

Due **September 1**

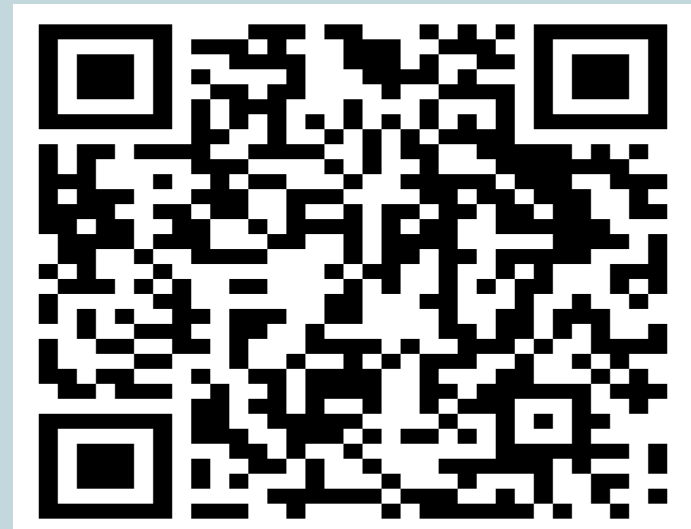
Last Day to Pay Before Interest **January 6, 2025**

Interest begins **January 7, 2025**

Tax Collections Website

Online payments
Duplicate tax bills
Receipts
Address Changes

[`https://jacksonnctax.com/taxes.html#/`](https://jacksonnctax.com/taxes.html#/)



Tax Collections Website



Jackson County
NORTH CAROLINA



[Home](#) [About Us](#) [Property](#) [Contact Us](#) [Frequently Asked Questions](#)

Taxes

Search & Pay Taxes
[click here](#)

Jackson County - NC - Tax makes every effort to produce and publish the most accurate information possible; however, this material may be slightly dated which would have an impact on its accuracy. Any errors or omissions should be reported for investigation. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

The assessed values are subject to change before being finalized for ad valorem tax purposes. The information should be used for informational use only and does not constitute a legal document for the description of these properties. Jackson County - NC - Tax disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

Please note that only eChecks linked to a personal or business bank account will be accepted online. Line-of-credit checks that do not use your bank and routing number will not process through this payment system.

Accept

Decline


Tax Collections Website

Taxes

Search & Pay Taxes
click here

Search

 Search

 Search Tips 

You can search for Names, Addresses, Account Numbers, Bill Numbers, and Map Numbers. Just start typing!

Owner Name	Year	Bill Number	Account	Type	Due Date	Paid Date	Status
------------	------	-------------	---------	------	----------	-----------	--------

Tax Collections Website

Taxes

Search & Pay Taxes
click here

Search

COUNTY OF MACON

Search

Clear

2 records returned

Search Tips

You can search for Names, Addresses, Account Numbers, Bill Numbers, and Map Numbers. Just start typing!

	Owner Name	Year	Bill Number	Account	Type	Due Date	Paid Date	Status	
Status <input type="checkbox"/> Paid (2)	COUNTY OF MACON	2024	213590	190937	Property	09/01/24		✓ Paid	View
Type <input type="checkbox"/> Property (2)	COUNTY OF MACON	2023	213590	190937	Property	09/01/23		✓ Paid	View
Years <input type="checkbox"/> 2024 (1) <input type="checkbox"/> 2023 (1)									

Tax Collections Website

Taxes

Search & Pay Taxes
click here

[Overview & Pay](#)

[View & Print Bill](#)

[View & Print Receipt](#)

[Address Change](#)

[Back to Search](#)

Owner Information

COUNTY OF MACON

5 W MAIN ST
FRANKLIN, NC 28734

Property Information

Map Number	7517375225
Description	LOT WATAUGA VISTA MCL MACON COUNTY 1.68
Real Value	1,620
Farm Deferred Value	0
Personal Value	0
Property Relief Exclusion Value	1,620
Total Value	0

Description

Rate

Tax Amount

Bill Information

Record Type	Property
Tax Year	2024
Bill Number	213590
Account Number	190937

Taxes

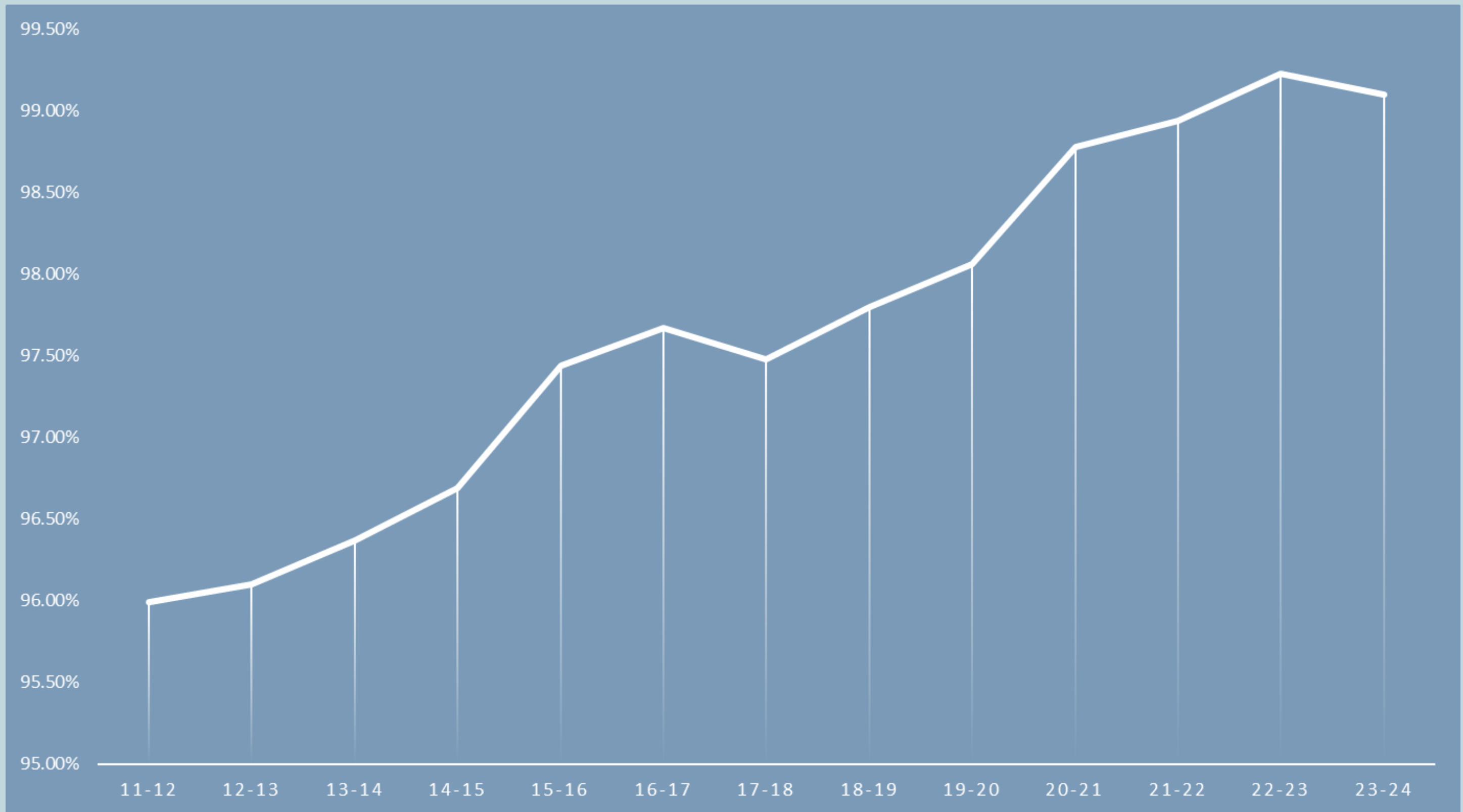
Base Tax	\$0.00
Interest	\$0.00
Additional Charges	\$0.00
Balance Due	\$0.00

Payment Status

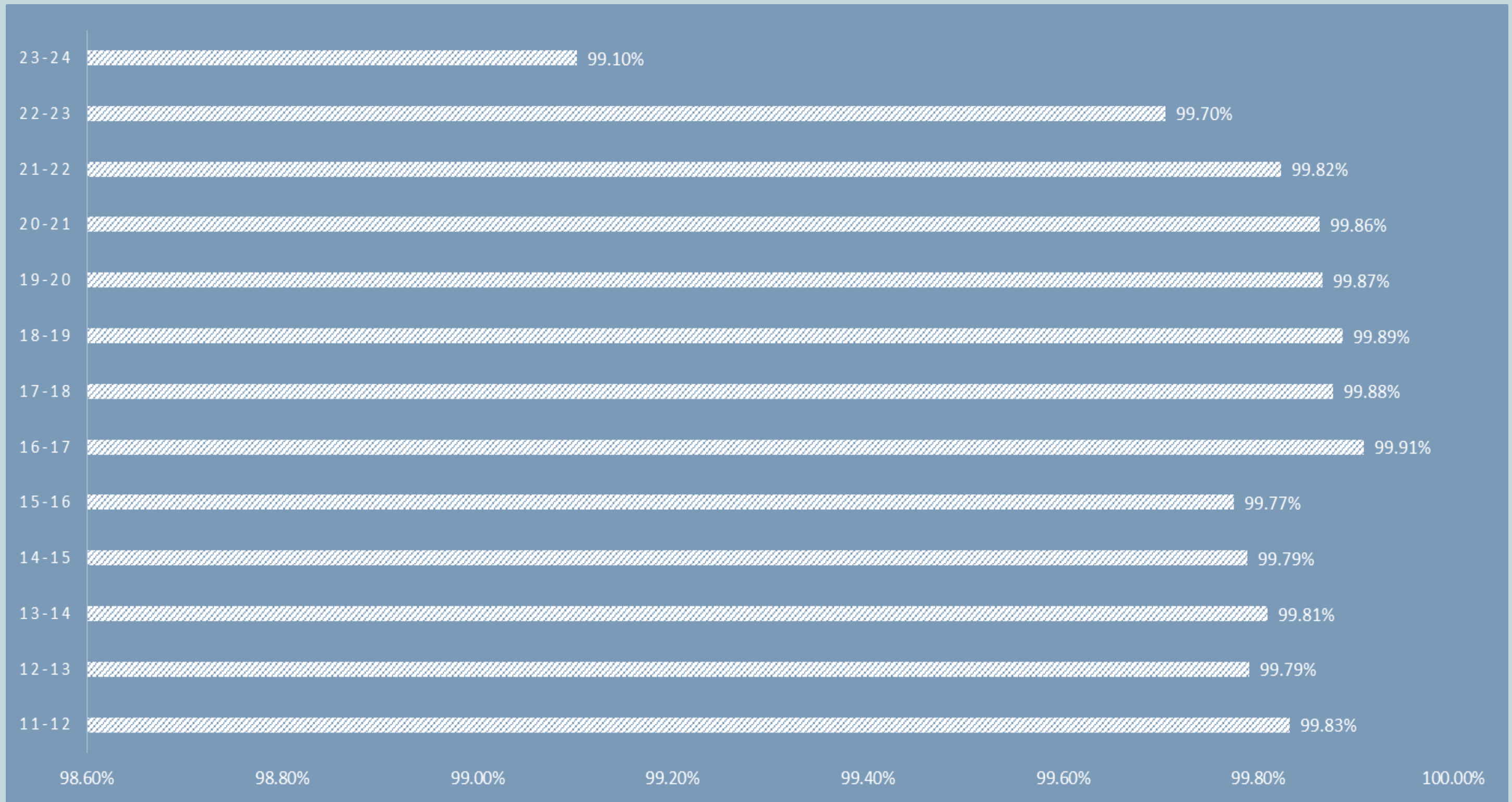
Status	✓ Paid
Paid Amount	\$0.00
Date Paid	
Total Balance Due	\$0.00

[Search for Additional Records](#)

Collection Rates – June 30 of FY



Collection Rates – June 30, 2024



Seizure & Sale of Personal Property

We have several high dollar delinquent personal property accounts.

Working with attorney's office to start the seizure and sale process.

New Advertisement Law Senate Bill 607

Effective for the 2025 tax year forward, the collector shall advertise tax liens by posting a notice of the lien in a conspicuous manner at the parcel.

Have been told it will be repealed but is currently a law in effect.



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 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



2025 Reappraisal



Reappraisal Basics

Please refer to February 13, 2024, work session agenda item 7.

Median Home Sales Price

Sylva, NC 28779 Real Estate Overview

There were 268 residential properties sold in the past year in Sylva, NC 28779. The median home value in Sylva, NC 28779 is \$302,200. There are a total of 6,588 residential properties in the 28779.

Median Sales Price ⓘ \$367,500 (May 2024) +16.7% year-over-year

List

Graph

1 year

3 years 🔒

5 years 🔒



Cashiers, NC 28717 Real Estate Overview

There were 148 residential properties sold in the past year in Cashiers, NC 28717. The median home value in Cashiers, NC 28717 is \$1,036,000. There are a total of 2,674 residential properties in the 28717.

Median Sales Price ⓘ \$1,300,000 (May 2024) +78.1% year-over-year



Zillow Home Value Index

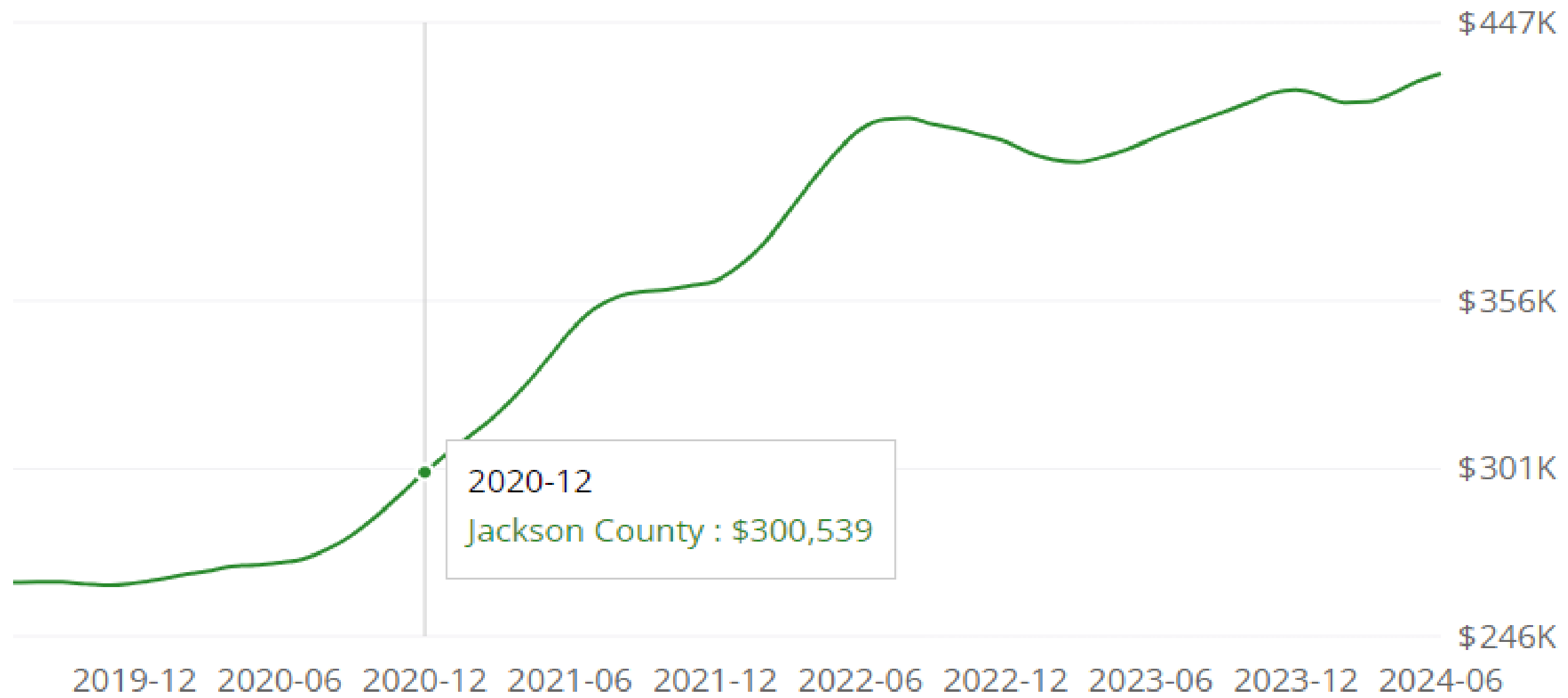
All homes

1-yr

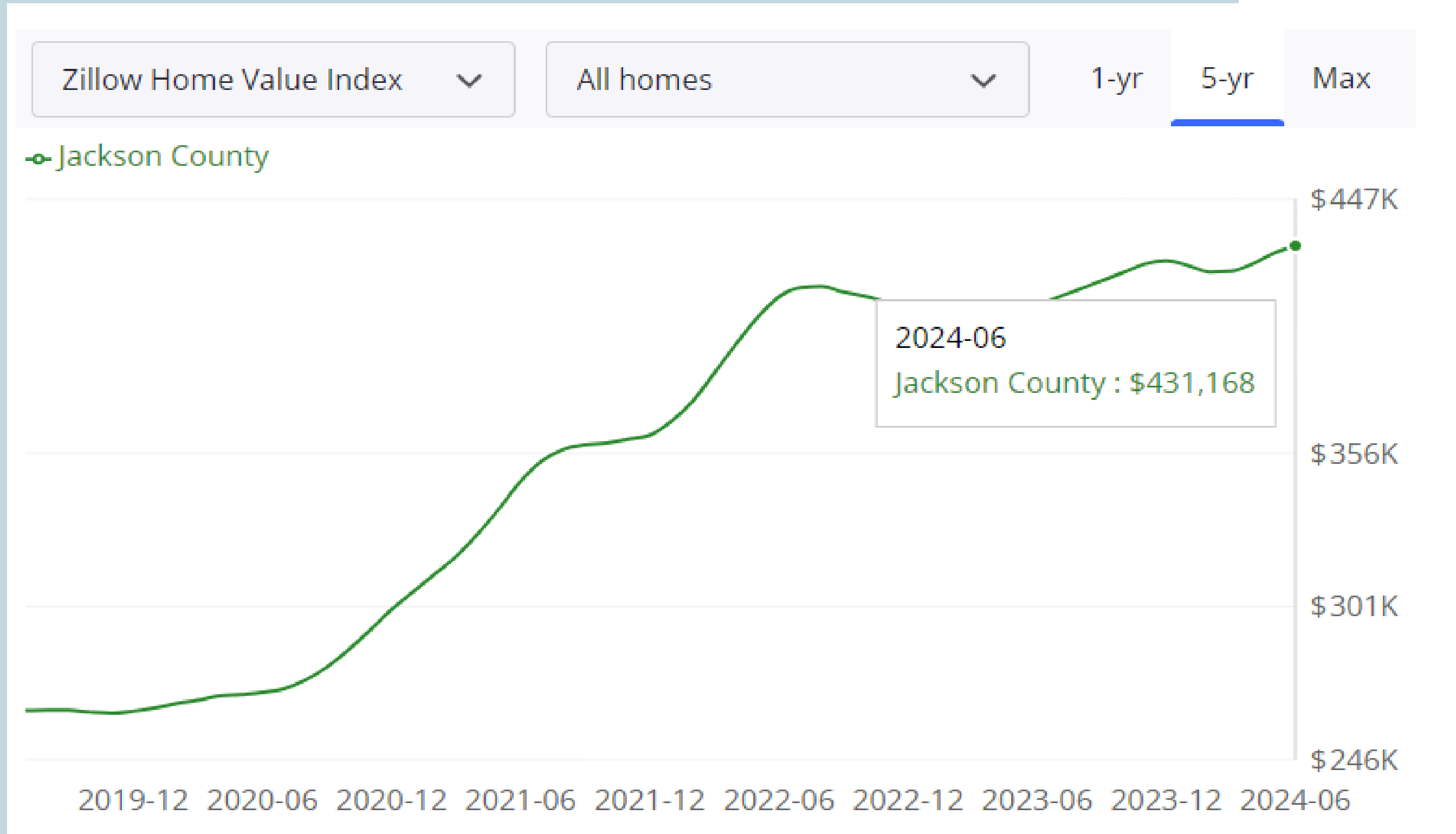
5-yr

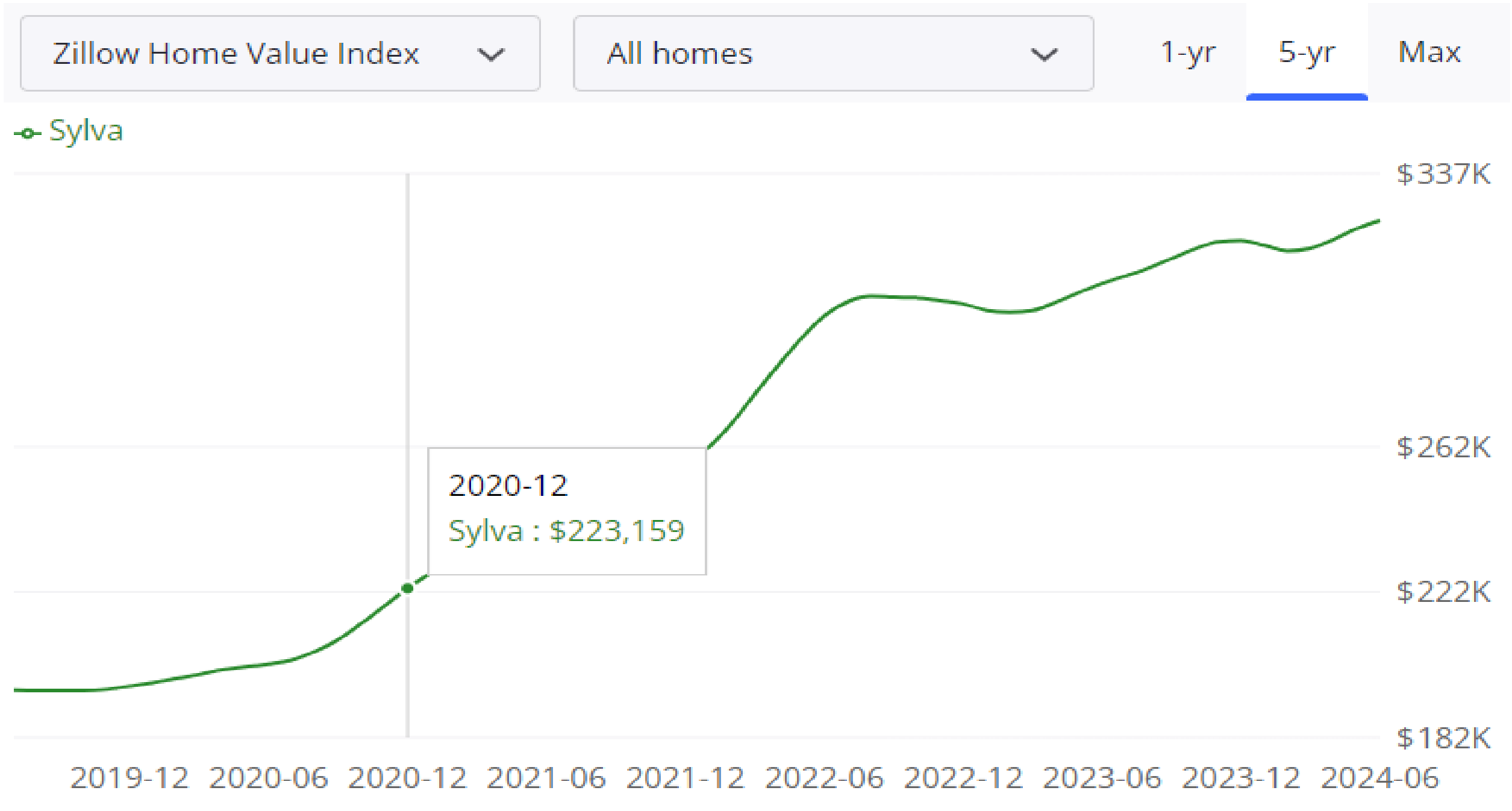
Max

📍 Jackson County

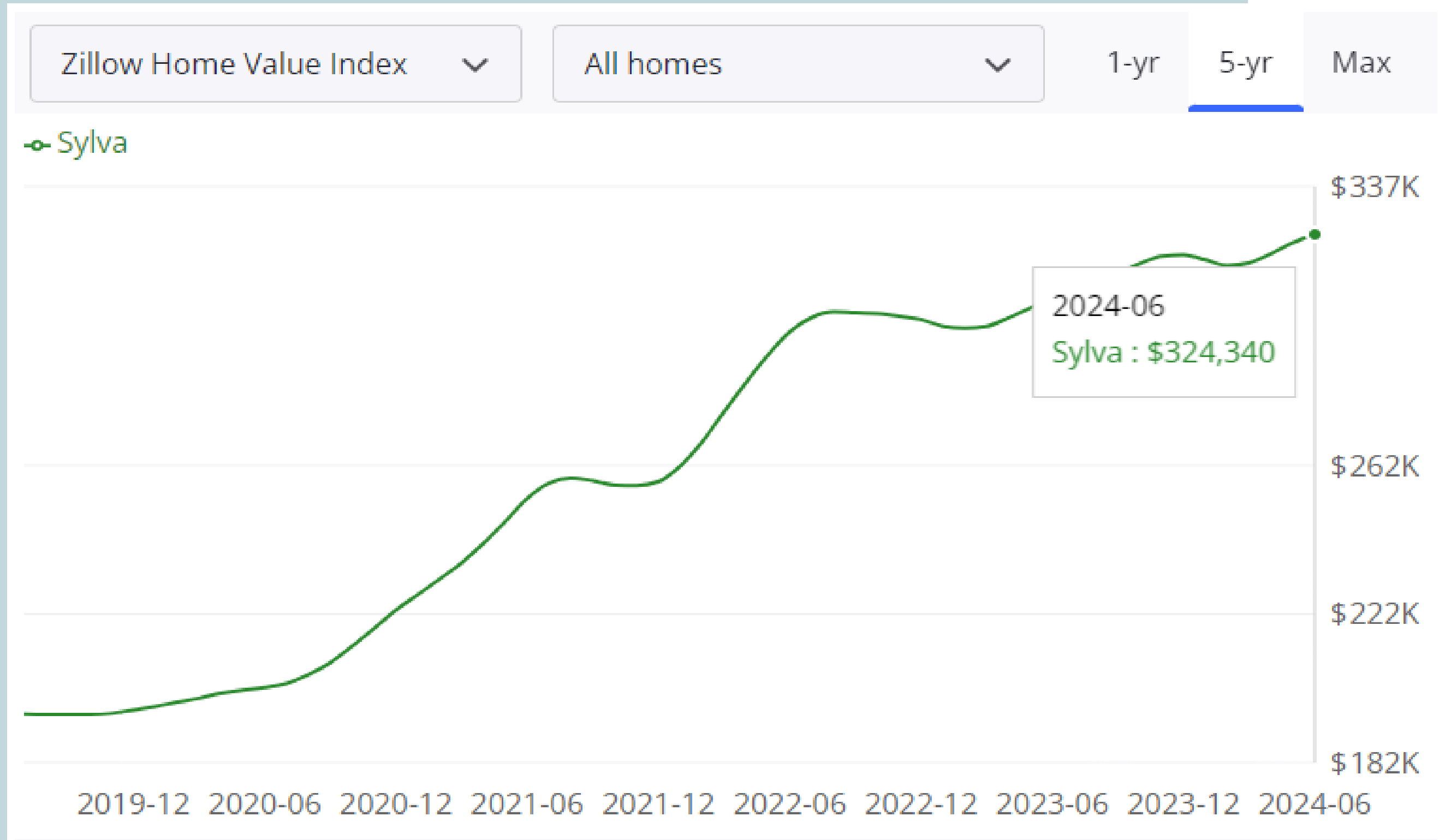


44% ↑





45% ↑



Zillow Home Value Index

All homes

1-yr

5-yr

Max

Cashiers



70% ↑



Zillow Home Value Index

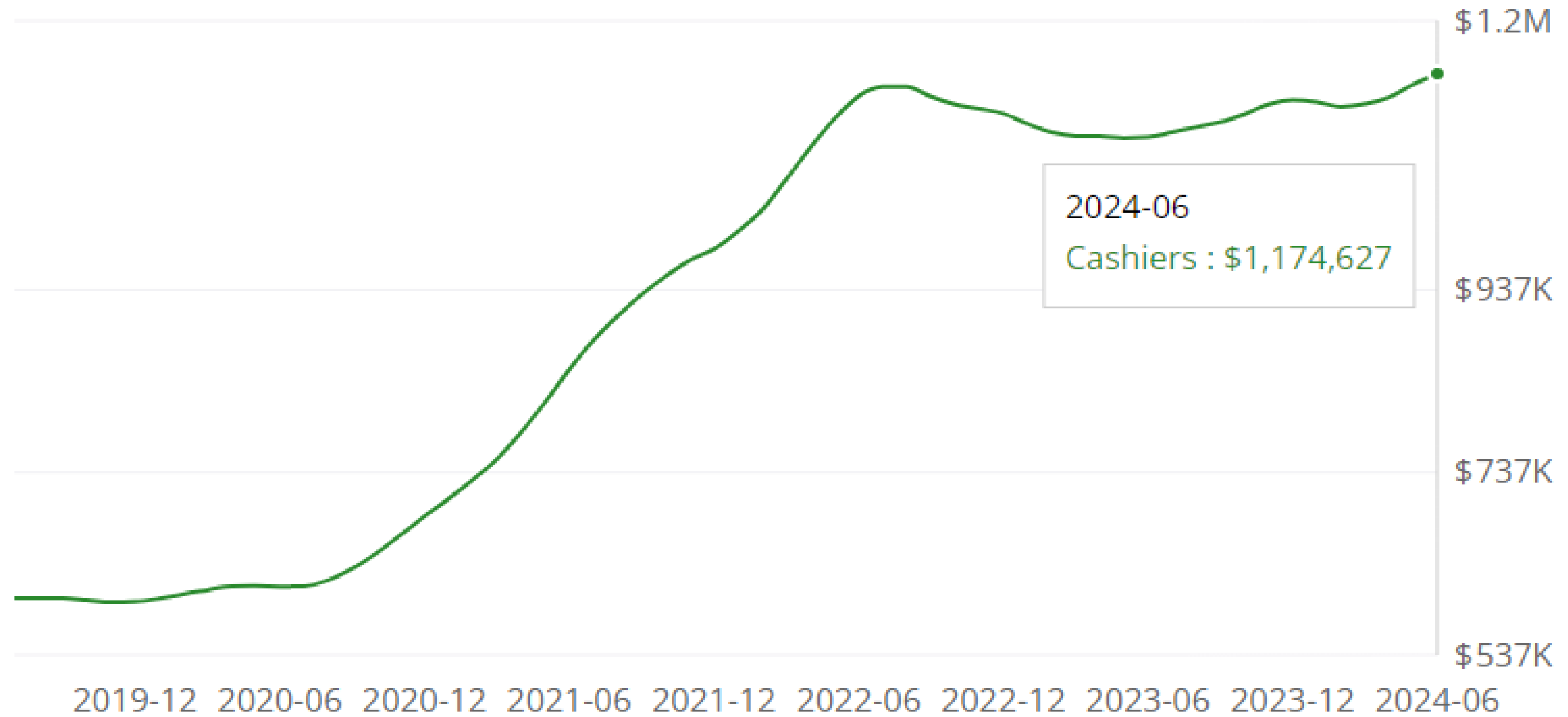
All homes

1-yr

5-yr

Max

Cashiers





28779 Housing Market Trends

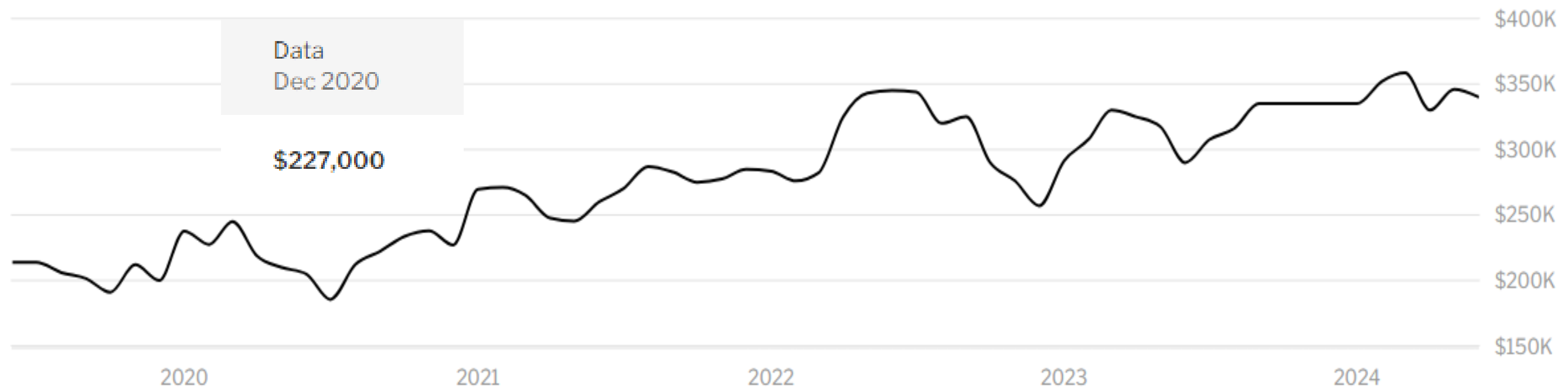
What is the housing market like in 28779 today?

In June 2024, 28779 home prices were up 17.2% compared to last year, selling for a median price of \$340K. On average, homes in 28779 sell after 66 days on the market compared to 51 days last year. There were 54 homes sold in June this year, up from 41 last year.

Median Sale Price \$340,000 +17.2% year-over-year	# of Homes Sold 54 +31.7% year-over-year	Median Days on Market 66 +15 year-over-year
---	--	---

All Home Types ▾

1 year 3 years 5 years



70%↑

28717 Housing Market Trends

What is the housing market like in 28717 today?

In June 2024, 28717 home prices were up 26.1% compared to last year, selling for a median price of \$1.4M. On average, homes in 28717 sell after 70 days on the market compared to 77 days last year. There were 21 homes sold in June this year, down from 27 last year.

Median Sale Price

\$1,450,000

+26.1% year-over-year

of Homes Sold

21

-22.2% year-over-year

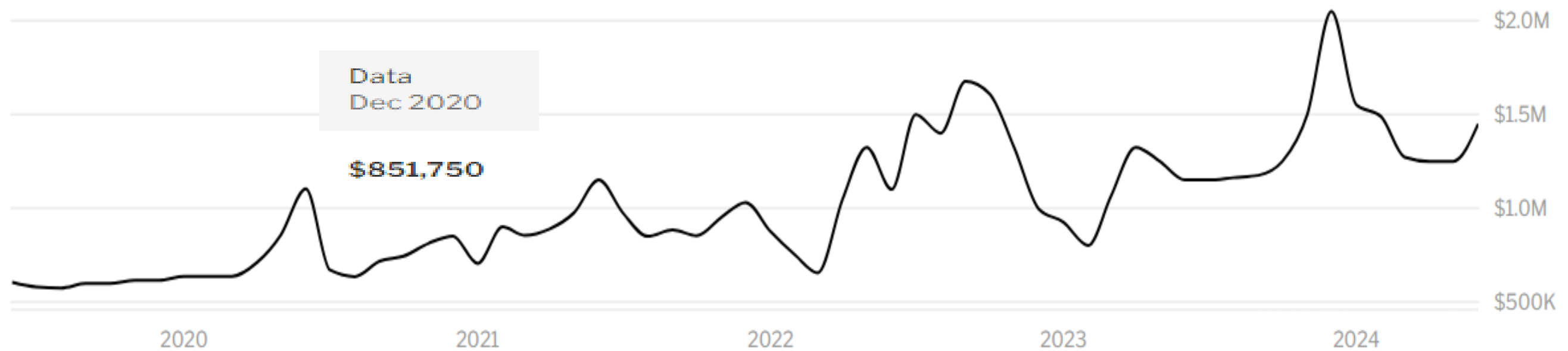
Median Days on Market

70

-7 year-over-year

All Home Types ▾

1 year 3 years 5 years



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%	Jackson	849,500	98%	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%			
						Statewide	410,950	30%

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



Real Estate Market Update

Current Average List Price
\$2,117,783

New Listings in April
78 average list price of \$1,837,081

Number of Home Active Listings
342
*Highlands-Cashiers MLS

Type of Market
Balanced Market we are at a 6 month supply

Number of Pending Sales **104** at an average list price of **\$1,902,680**

Closed Sales for April **51** at an average close price of **\$1,220,211**

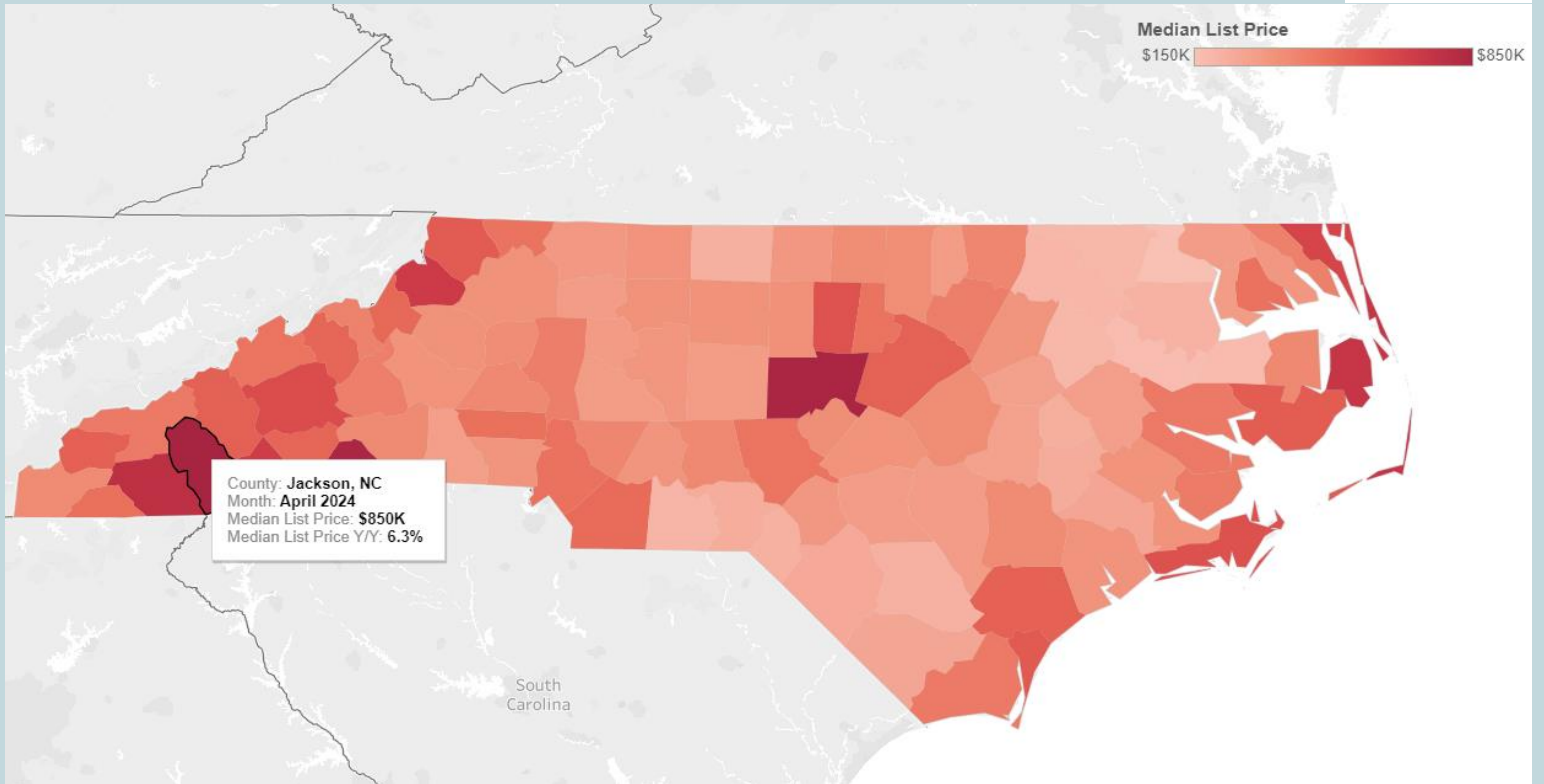
Year-to-Date	Average Sale Price	# Sold	DOM
2020	\$654,309	169	249
2021	\$852,857	283	164
2022	\$978,443	218	117
2023	\$1,148,594	139	149
2024	\$1,262,169	173	128

Highlands-Cashiers trend for the last 5 years

There have been 684 closed sales at an average price of \$1,292,309 in the last 12 months!

How many homes are currently for sale near me?

Area	# Homes	Average List price
Cashiers	29	\$2,577,966
Highlands	82	\$2,811,549
H.C Corridor	21	\$3,664,000
Glenville	14	\$1,553,350
Sapphire	54	\$1,482,065
Toxaway	23	\$2,104,870
107 South	10	\$3,508,900



City	Median List Price	Median List Price/S...	# Homes For Sale
Sylva	\$524,921	\$276	63
Whittier	\$444,633	\$292	18
Cullowhee	\$530,197	\$316	17
Tuckasegee	\$519,698	\$276	15
Cashiers	\$1,275,698	\$637	7
Glenville	\$624,686	\$361	5
Balsam	\$399,914	\$252	3
Webster	\$359,692	\$308	1

Listings


Under \$350k	6
\$351k – \$499k	16
\$501k – \$749k	11
\$750k – \$999k	3
\$1m+	17
Total Listings	53

Sylva NC Real Estate & Homes For Sale

53 results Sort: Price (Low to High) ▾

Featured Property


4 days on Zillow



\$220,000

2 bds | 2 ba | -- sqft - House for sale
1300 Sutton Branch Rd, Sylva, NC 28779
EXP REALTY LLC

9 days on Zillow




\$299,900

Studio | -- ba | -- sqft - House for sale
217 Twilight Ln, Sylva, NC 28779
NC MOUNTAIN REAL ESTATE, LLC

Sylva NC Real Estate & Homes For Sale

53 results Sort: Price (High to Low) ▾


48 days on Zillow



\$9,400,000

5 bds | 6 ba | 7,432 sqft - House for sale
1767 Ridge Way St, Sylva, NC 28779
ALLEN TATE/BEVERLY-HANKS WAYNESVILLE

123 days on Zillow



\$4,495,000

4 bds | 6 ba | 6,163 sqft - House for sale
4900 Preserve Rd #169, Sylva, NC 28779
BMP DAVID SOUTHWORTH REAL ESTATE SALES, LLC

Under \$350k 0
 \$351k – \$499k 2
 \$501k – \$749k 4
 \$750k – \$999k 10
 \$1m+ 43
 Total Listings 59

28717 Real Estate & Homes For Sale

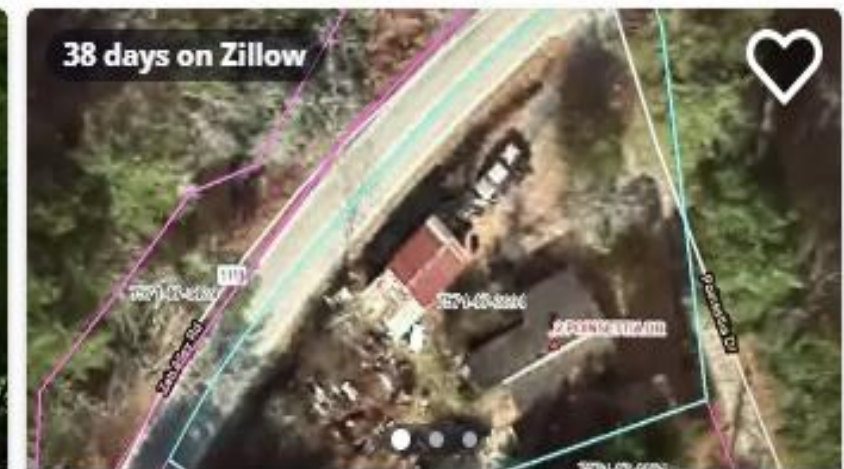
59 results

Sort: Price (Low to High) ▾



\$350,000

3 bds | 2 ba | -- sqft - House for sale
 1010 Us Highway 107 S, Cashiers, NC 28717



\$499,000

2 bds | 1 ba | -- sqft - House for sale
 2 Poinsettia Dr, Cashiers, NC 28717

28717 Real Estate & Homes For Sale

59 results

Sort: Price (High to Low) ▾



\$9,495,000

6 bds | 8 ba | -- sqft - House for sale
 78 Whisper Fade Rd, Cashiers, NC 28717

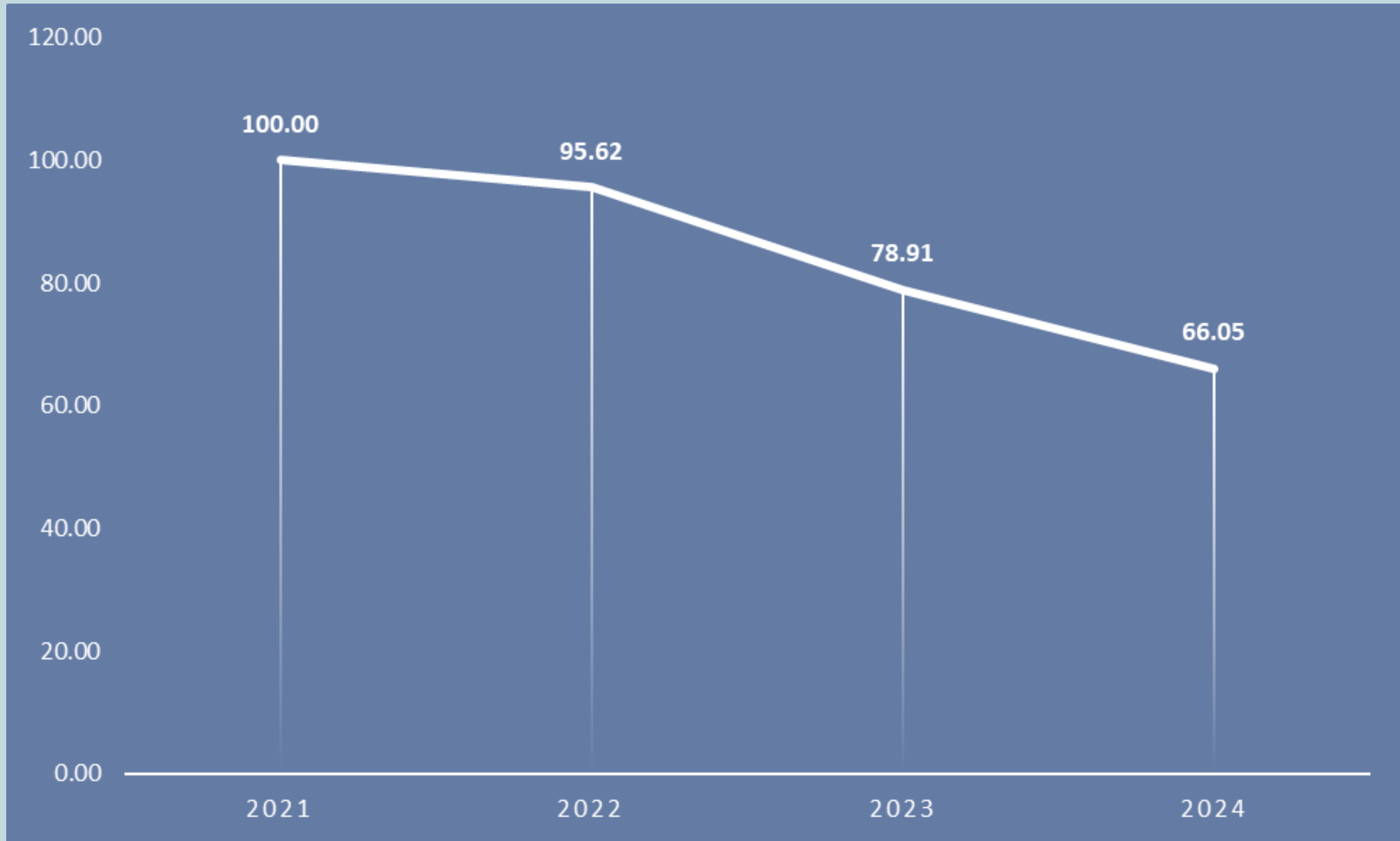


\$8,750,000

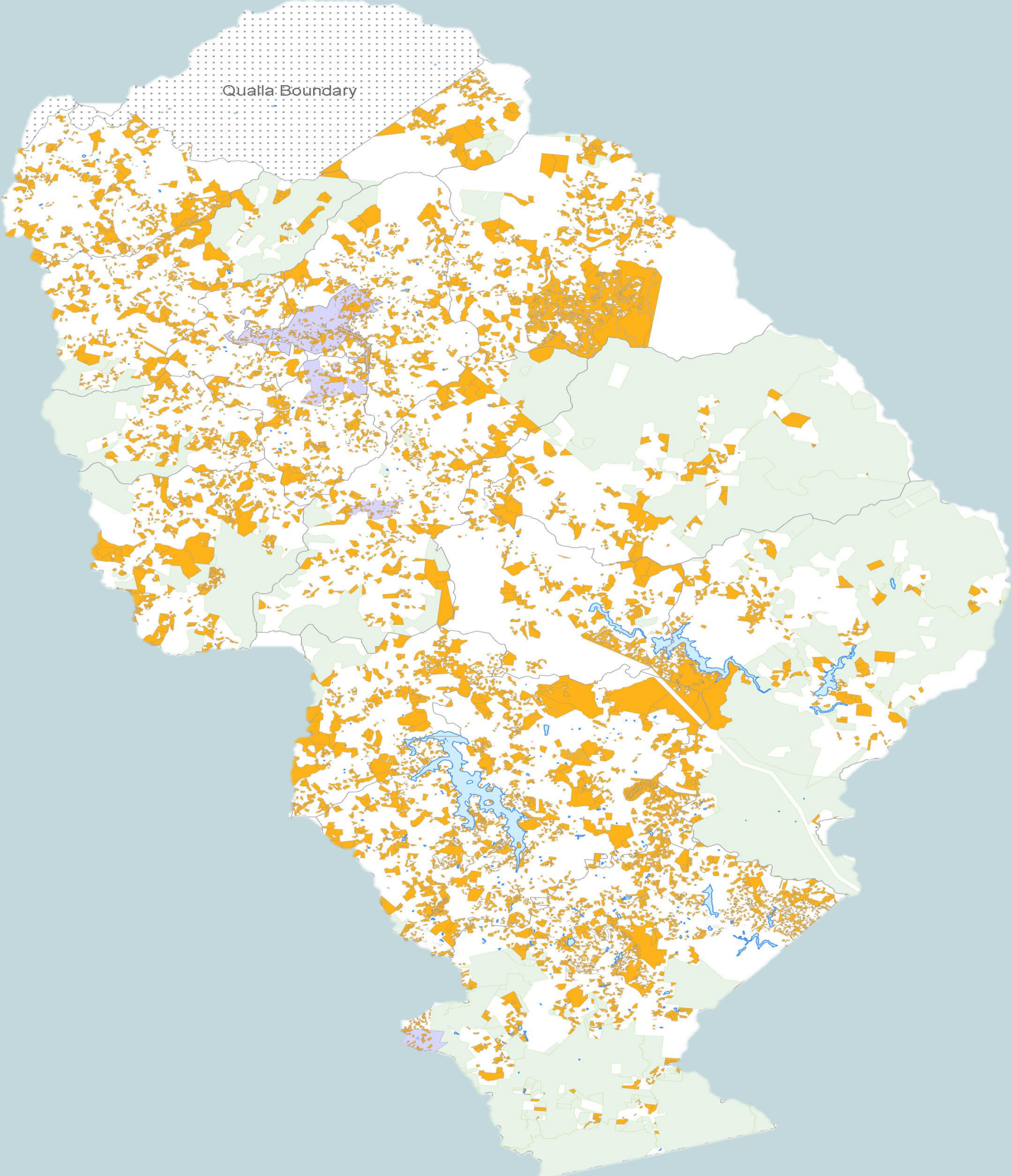
10 bds | 10 ba | -- sqft - House for sale
 530 Heaton Forest Rd, Cashiers, NC 28717

Sales Ratio

NCDOR Sales Ratio Study Results



Sales Since 2021



Qualla Boundary

Percent Change

Cane Creek – Cullowhee Township

Property Type – Vacant Residential

Parcel Number	7661110335
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Sales Price	4/12/2023	\$57,500
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Sales Price	1/23/2024	\$65,000
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% Change 2023 – 2024	13.04%
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% Change Per Month	1.45%
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Trillium – Hamburg Township

Property Type – Condominium

Parcel Number	7563523873
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Sales Price	7/3/2023	\$1,000,000
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Sales Price	7/5/2024	\$1,255,000
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% Change 2023 – 2024	25.50%
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% Change Per Month	2.13%
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Cedar Creek Woods – Cashiers Township

Property Type – Single Family Residential

Parcel Number 7572951843

Sales Price 3/15/2023 \$1,550,000

Sales Price 3/12/2024 \$1,668,000

% Change 2023 – 2024 7.61%

% Change Per Month .69%



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.

Mass Appraisal

The process that groups similar properties together based on location, type of construction, age, replacement cost, advantages and disadvantages, zoning, and other factors.

For property such as apartments or offices, the assessor may base the value on net operating income.



2021 Sales \$362,500 & \$480,000
 2023 Sale \$713,000
 2024 Sales \$550,000, \$713,000, \$750,000

Do we disqualify \$550,000 sale?

Based on the \$750,000 sale of similar square footage and applying an adjustment based on the other sales that show the price per square foot reduces the greater the square footage, the property should have sold between \$765,000 and \$770,000.



Preliminary Values

Comparing 2024 to 2025

Township	2021 Value	2022 Value	2023 Value	2024 Value	2025 Value	Difference	% Change
Barkers Creek	\$271,508,160	\$275,166,980	\$278,712,870	\$280,325,034	\$402,487,153	\$122,162,119	43.58%
Canada	\$315,779,160	\$319,076,870	\$332,265,020	\$340,624,995	\$472,736,892	\$132,111,897	38.79%
Caney Fork	\$125,363,670	\$126,288,590	\$127,209,862	\$127,840,853	\$184,939,215	\$57,098,362	44.66%
Cashiers	\$3,517,587,300	\$3,670,183,330	\$3,803,807,042	\$3,932,974,992	\$5,715,589,374	\$1,782,614,382	45.32%
Cullowhee	\$585,604,340	\$589,603,080	\$594,250,980	\$599,259,808	\$878,718,589	\$279,458,781	46.63%
Dillsboro-Rural	\$157,339,610	\$158,941,100	\$161,933,510	\$162,233,652	\$236,346,730	\$74,113,078	45.68%
Dillsboro-City	\$46,814,770	\$46,083,580	\$46,124,996	\$45,644,698	\$59,952,612	\$14,307,914	31.35%
Greens Creek	\$162,245,140	\$163,443,590	\$167,656,509	\$169,949,046	\$260,929,044	\$90,979,998	53.53%
Hamburg	\$2,580,181,030	\$2,709,323,590	\$2,824,122,522	\$2,920,187,284	\$4,352,093,956	\$1,431,906,672	49.03%
Mountain	\$224,596,910	\$231,142,900	\$238,636,740	\$240,979,547	\$332,235,808	\$91,256,261	37.87%
Qualla	\$430,546,450	\$432,224,170	\$439,686,367	\$443,618,799	\$633,880,316	\$190,261,517	42.89%
River	\$217,739,390	\$219,407,430	\$223,546,930	\$227,139,315	\$326,183,124	\$99,043,809	43.60%
Savannah	\$194,799,540	\$199,285,070	\$203,764,440	\$208,903,942	\$307,389,389	\$98,485,447	47.14%
Scotts Creek	\$551,149,500	\$556,022,240	\$571,835,610	\$582,893,317	\$861,973,603	\$279,080,286	47.88%
Sylva-Rural	\$475,781,370	\$480,780,670	\$486,900,272	\$491,741,523	\$720,367,596	\$228,626,073	46.49%
Sylva-City	\$431,598,740	\$433,933,160	\$433,046,677	\$425,951,443	\$566,665,459	\$140,714,016	33.04%
Webster	\$272,340,550	\$276,763,090	\$282,673,680	\$285,440,522	\$448,710,550	\$163,270,028	57.20%
Total	\$10,560,975,630	\$10,887,669,440	\$11,216,174,027	\$11,485,708,770	\$16,761,199,410	\$5,275,490,640	45.93%

Comparing 2021 to 2025

Township	2021 Value	2025 Value	Difference	% Change
Barkers Creek	\$271,508,160	\$402,487,153	\$130,978,993	48.24%
Canada	\$315,779,160	\$472,736,892	\$156,957,732	49.70%
Caney Fork	\$125,363,670	\$184,939,215	\$59,575,545	47.52%
Cashiers	\$3,517,587,300	\$5,715,589,374	\$2,198,002,074	62.49%
Cullowhee	\$585,604,340	\$878,718,589	\$293,114,249	50.05%
Dillsboro-Rural	\$157,339,610	\$236,346,730	\$79,007,120	50.21%
Dillsboro-City	\$46,814,770	\$59,952,612	\$13,137,842	28.06%
Greens Creek	\$162,245,140	\$260,929,044	\$98,683,904	60.82%
Hamburg	\$2,580,181,030	\$4,352,093,956	\$1,771,912,926	68.67%
Mountain	\$224,596,910	\$332,235,808	\$107,638,898	47.93%
Qualla	\$430,546,450	\$633,880,316	\$203,333,866	47.23%
River	\$217,739,390	\$326,183,124	\$108,443,734	49.80%
Savannah	\$194,799,540	\$307,389,389	\$112,589,849	57.80%
Scotts Creek	\$551,149,500	\$861,973,603	\$310,824,103	56.40%
Sylva-Rural	\$475,781,370	\$720,367,596	\$244,586,226	51.41%
Sylva-City	\$431,598,740	\$566,665,459	\$135,066,719	31.29%
Webster	\$272,340,550	\$448,710,550	\$176,370,000	64.76%
Total	\$10,560,975,630	\$16,761,199,410	\$6,200,223,780	58.71%

Schedule of Values Adoption



September 3, 2024



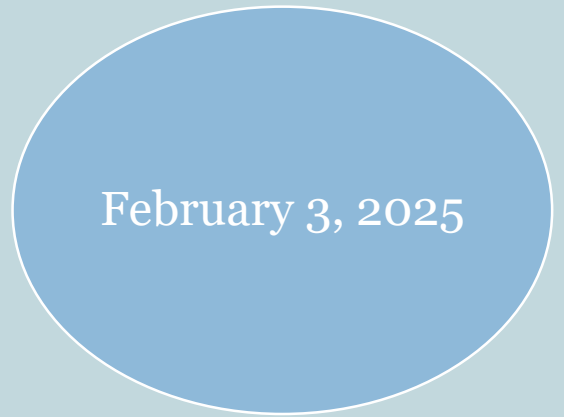
October 1, 2024



October 15, 2024



January 1, 2025



February 3, 2025

Submit proposed 2025
Schedule of Values to the
Board of County
Commissioners

Hold public hearing
on proposed Schedule
of Values

Adopt Schedule of
Values

Effective date of 2025
reappraisal

Mail reappraisal
notices

Schedule a Reappraisal Conversation

To schedule a reappraisal conversation at your next community meeting, homeowner's association, or board meeting.

Email taxadministration@jacksonnc.org

Questions

