

**CRAVEN COUNTY  
NORTH CAROLINA  
REVALUATION 2023  
FEBRUARY 20, 2023**

Craven County Tax Department  
226 Pollock Street  
New Bern, NC 28560  
(252) 636-6640  
[www.cravencountync.gov/tax](http://www.cravencountync.gov/tax)  
[Revaluation2023@cravencountync.gov](mailto:Revaluation2023@cravencountync.gov)

# CRAVEN COUNTY



## COUNTYWIDE AVERAGE PERCENTAGE INCREASE IN VALUATION

TAX YEAR 2022 REAL PROPERTY TAXABLE  
VALUATION

**\$8,041,167,514**

TAX YEAR 2023 REAL PROPERTY TAXABLE  
VALUATION

**\$11,420,985,589**

PERCENTAGE INCREASE

**42.03%**

# COUNTYWIDE VALUATION AVERAGE PERCENTAGE INCREASE

\*\*UNOFFICIAL POLL



County	Percentage Increase	Year of Last Reval.	Notes
Alamance	79%	2017	
Alexander	40% - 50%	2015	% not finalized *
Ashe	44%	2019	
Burke	45%	2019	
Catawba	69%	2019	
Craven	42.03%	2016	
Durham			Moved Reval to 2025
Henderson	48.07%	2019	
Hyde			Moved Reval to 2024
Iredell	42%	2019	
Lee	47.86%	2019	
Lincoln	60%	2019	
Mecklenburg	55% - 60%	2019	% not finalized *
Mcdowell	43%	2019	
Randolph	40%	2019	
Yadkin	30% - 40%	2017	% not finalized *

**26 counties were polled = 14 counties responded**

\* % increase for these counties has not been finalized at the time of this report being completed.

## Revaluation and Tax Rates



Property taxes are calculated by multiplying the appraised value by the tax rate. The Craven County Board of Commissioners and cities/towns determine tax rates during their annual budget process in late Spring and become effective July 01, 2023.

Revaluation and taxation are exclusive of each other; however, property taxes are based on property values. Revaluation determines your market value, while tax rates are determined for budgetary purposes.

<b>Craven County Revaluation Tax Rates</b>		
Revaluation Year	Year Prior Tax Rate	Revaluation Year Tax Rate
2016	0.4675	0.5394 (Total Valuation Decrease)
2010	0.6100	0.4728 (Total Valuation Increase)
2002	0.6000	0.5800 (Total Valuation Increase)



Craven County  
Revaluation 2023

# CRAVEN COUNTY REVALUATION 2023 REAPPRAISAL NOTICE



## 2023 COUNTYWIDE REAPPRAISAL NOTICE OF REAL PROPERTY ASSESSED VALUE

PARCEL NUMBER				
DATE OF NOTICE	TOWNSHIP	MAP	LOT	
ASSESSED VALUE	PRESENT USE VALUE	TAXABLE VALUE		
PROPERTY DESCRIPTION				
PROPERTY ADDRESS				

In accordance with state law, all real property in the county has been reappraised in order to equalize assessments. The assessed value of your property should represent 100% of its true market value as of January 1, 2023. The Craven County Board of Commissioners will set the tax rate for 2023 on or before July 1, 2023.

If you wish to appeal your assessed value, please complete and return the appeal form within 30 days of the date of this notice. It is not necessary for you to make a personal visit to our office. The written information you provide will be reviewed by the appraisal staff and you will be mailed written notification of their decision as soon as practical from the date we receive your appeal. The assessed value does not reflect any type of exemption that may apply to the property.

PLEASE DETACH HERE - ONLY IF YOU WISH TO APPEAL

### 2023 CRAVEN COUNTY INFORMAL APPEAL FORM 2023 THIS FORM MUST BE COMPLETED IN ITS ENTIRETY

Owner:	Parcel Ref#:	PARCEL NUMBER		
DATE OF NOTICE	PROPERTY DESCRIPTION	TOWNSHIP	MAP	LOT
ASSESSED VALUE	PRESENT USE VALUE	TAXABLE VALUE		

**To View a Sample of the Comparable Sales Used to Reappraise Your Property:**

1. Visit our website [www.cravencountync.gov/tax](http://www.cravencountync.gov/tax)
2. Select "Revaluation 2023", then "Search Comparable Sales of My Property"
3. Select "iMaps", then "Start iMaps"
4. Enter Owner Name, Property Address, or Parcel ID, then "Search"
5. Select "Sales Info", then "Print Sales" and "Open Map of Sales in new window"

A REVIEW OF YOUR ASSESSMENT MAY RESULT IN YOUR VALUE BEING UNCHANGED, REDUCED OR INCREASED

1. What is your opinion of fair market value as of January 1, 2023? \_\_\_\_\_
2. What is the basis of your opinion? (Check as appropriate)
 

_____ Recent appraisal (attach copy)	_____ Recent purchase (attach copy of closing statement)
_____ Recent asking price (attach copy of listing form)	_____ Recent comparable sales (attach detailed information)
_____ Other: (Please explain) _____	
3. If property was purchased within the last year, complete the following:  
 Date purchased: \_\_\_\_\_ Purchase Price: \_\_\_\_\_  
 Cost of improvements since purchase, if any: \_\_\_\_\_ (if work was done by a contractor, include a copy of contract)
4. If this is Residential Property, complete the following:  
 Year Built \_\_\_\_\_ # of Bedrooms \_\_\_\_\_ # of Baths \_\_\_\_\_ # of Half-Baths \_\_\_\_\_ Heated Sq. Ft. \_\_\_\_\_
5. If rented, what is the monthly rent? \_\_\_\_\_
6. If this is Commercial Property, complete the following:  
 Rent Amount per year \$ \_\_\_\_\_ Expenses per year \$ \_\_\_\_\_ Term of Lease \_\_\_\_\_  
 Utilities included: Heat \_\_\_\_\_, Air \_\_\_\_\_, Water \_\_\_\_\_, Electric \_\_\_\_\_, Other \_\_\_\_\_

\*\*\*If this is income-producing property, include the three most current year's income & expense information\*\*\*  
 Property Owner Comments: \_\_\_\_\_  
 \_\_\_\_\_

PURSUANT TO NCGS 105-317 (B)(7) NOTICE IS GIVEN TO THE OWNER THAT HE IS ENTITLED TO HAVE AN ACTUAL VISITATION AND OBSERVATION OF HIS PROPERTY TO VERIFY THE ACCURACY OF PROPERTY CHARACTERISTICS ON RECORD FOR THAT PROPERTY.

Do you wish to request an on-site visitation of your property? Yes \_\_\_\_\_ No \_\_\_\_\_

DATE	WORK PHONE	HOME PHONE	CELL PHONE	OWNER'S SIGNATURE
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SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

31439949/ 2023 Proposition K 3/25

# CRAVEN COUNTY REVALUATION 2023 REAPPRAISAL NOTICE



Craven County Tax Department  
226 Pollock Street, New Bern, NC 28560 | PO Box 1128, New Bern, NC 28563-1128  
Real Estate Appraisal (252) 636-6640 | Personal Property (252) 636-6604 | Tax Collection (252) 636-6605  
Fax (252) 636-2569 | Email: Revaluation2023@cravencountync.gov | Website: www.cravencountync.gov/tax

**STANDARDS FOR APPRAISAL AND ASSESSMENT**—North Carolina General Statute 105–283—Uniform Appraisal Standards

All property, real and personal, shall as far as practicable be appraised or valued at its true value in money. The words "true value" shall be interpreted as meaning market value; that is, the price estimated in terms of money at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having a reasonable knowledge of all the uses to which the property is adapted or for which it is capable of being used.

**INFORMAL APPEAL PROCESS**—All appeals will be reviewed. Anyone who appeals will be mailed a subsequent notice of any decision. All appeals **should be made in writing** by detaching, and completing the **Informal Appeal Form** below in its entirety and returning it to the Craven County Assessor's Office **WITHIN 30 DAYS OF THE DATE OF THIS NOTICE**. On occasion, decisions may be made that result in a change of value to one or more properties. If this does occur, a new assessment notice will be sent to anyone affected by the change in value.

**BOARD OF EQUALIZATION & REVIEW**—If you disagree with the results of the informal appeal process, you have the right to file a formal appeal to the Craven County Board of Equalization & Review prior to its final adjournment, May 22, 2023. Please keep in mind that the Board of Equalization and Review is governed by the same rules, schedules, and statutes, in the assessment of real property as the assessor's office. The Board of Equalization and Review shall hear all appeals in accordance with the schedule established by the Craven County Assessor's Office.

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**DETACH HERE ONLY IF YOU WISH TO APPEAL**  
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**Craven County Tax Department**  
**Real Estate Appraisal Division**  
226 Pollock Street, New Bern, NC 28560  
PO Box 1128, New Bern, NC 28563-1128  
Telephone: (252) 636-6640 | Email: Revaluation2023@cravencountync.gov

Please submit your appeal by one of the following:  
1. Online: [www.cravencountync.gov/tax](http://www.cravencountync.gov/tax)  
2. Email: [Revaluation2023@cravencountync.gov](mailto:Revaluation2023@cravencountync.gov)  
3. Mail: Craven County Tax Department  
Real Estate Appraisal Division  
PO Box 1128  
New Bern, NC 28563-1128

Additional Structural Information: (Please circle the correct response)

Central Air:    Yes    No  
Fireplace:    Prefab    Wood burning    None

Please submit documentation for lots, which may have failed a septic site evaluation test.

If you are comparing your property to surrounding properties, please list the comparable properties to support the owner's opinion of value: (Attach additional sheet if needed)

	Address or Parcel #	Tax Value	Lot Size or Acreage	Year Built	Heated Sq Ft.	# BR's/ # Baths
1.	_____	_____	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____	_____

**PLEASE ATTACH COPIES OF INFORMATION, COMMENTS AND EVIDENCE SUPPORTING YOUR OPINION OF VALUE.**

Whom should we contact for additional information? You will be contacted only if we require additional information.

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Under penalty prescribed by law, I hereby affirm that to the best of my knowledge and belief that the information submitted in this appeal form, including accompanying statements and other information or documents is true and complete.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

All requests for review **should be in writing** and should be made **within 30 days** of the date of this notice. The last day to submit a formal appeal to the Board of Equalization and Review is **Monday, May 22, 2023 by 5:00 PM**. Return this form **only if you wish** to appeal the assessed value.

OFFICE USE ONLY

Status: Date Received \_\_\_\_\_ Date Reviewed \_\_\_\_\_  
Withdrawn \_\_\_\_\_ No Change \_\_\_\_\_ Adjustment Made \_\_\_\_\_  
Reviewed By: \_\_\_\_\_ Was on-site inspection done? \_\_\_\_\_

# Craven County Real Estate Market

## NEUSE RIVER REGION ASSOCIATION OF REALTORS MULTIPLE LISTING SERVICE



### Craven County Real Estate Market



Month	Average Sales Price 2021	Average Sales Price 2022	Percentage Increase	DOM
January	2022   \$261,845	2023   \$300,614	14.81%	45
December	\$269,149	\$281,904	4.74%	36
November	\$254,704	\$306,693	20.41%	26
October	\$257,328	\$303,459	17.93%	30
September	\$320,603	\$353,868	10.38%	24
August	\$320,276	\$360,343	12.51%	25
July	\$247,429	\$272,430	10.10%	25
June	\$317,599	\$372,070	17.15%	19
May	\$243,540	\$277,291	13.86%	26
April	\$310,551	\$366,838	18.12%	24
March	\$310,915	\$354,301	13.95%	28
February	\$244,000	\$277,000	13.52%	28