

The Orange County Government Gazette

Serving Orange County Residents since 1752

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Orange County Property Owners Receive Revaluation Notices: Appeal Process Now Open

Orange County property owners have received their revaluation notices, which detail the new appraised value of their properties. In March, the county tax administrator prepared property owners for big increases in value.

The rise is attributed to the thriving real estate market, where homes are being sold at significantly higher prices throughout the county. These property value increases are unprecedented in Orange County. Home values have risen significantly in the last four years — around 52% countywide.

Like many other counties in North Carolina, this amount of increase has not been experienced before. According to a survey of 22 counties who are conducting a revaluation for 2025, the amount of increase ranges from 25% to 73%, with an average increase of 58%.

“Higher home values can lead to higher tax bills for property owners. Because of this, residents should be vigilant about reviewing their property assessments to avoid paying more than they should,” Orange County Tax Administration Director Nancy Freeman said. “The time to review and appeal your value is now, as soon as the revaluation notices are received.”

Property owners are encouraged to review their property details carefully for any differences, such as size or renovations. These can be corrected using the informal appeal process through April 30, 2025. Appeals submitted from May 1 through July 31, 2025, are considered formal appeals, and will be heard by the Orange County Board of Equalization and Review. An Appeal Form was included with the revaluation notice. There is no cost for a property owner to appeal either informally or formally.

The local tax rates for the county and the towns will be set in June according to the county or town's budgetary needs for the upcoming fiscal year. Actual tax bill amounts will not be known until this happens. If tax bills go up, the amount of increase depends on both the value and the tax rates that are set by the governing boards.

What is Revaluation?

Revaluation, often called reappraisal, is the process of reviewing and updating property tax values in Orange County to market value as of a specific date.

The Tax Office reassesses all real property (land, buildings, and improvements) using mass appraisal methods that consider market sales, income/expense data, and construction costs. This reassessment is effective January 1, 2025, following the previous one on January 1, 2021.

What if I disagree with my new tax assessment?

When you receive your revaluation notice, if you think your new property value is considerably higher or lower than the price for which it could have reasonably sold on January 1, 2025, you should appeal your value, and it is your right to appeal.

Property owners can visit the Tax Administration's website to review their property value, compare their property with sales in their market area (<https://nc-orange-citizen.comper.info/template.aspx>), and verify their property characteristics (<https://property.spatialist.com/nc/orange/#/>) are correct.

Instructions for appeal were included with your new value notice. There are two appeal periods, informal and formal. Property owners in Orange County can appeal their 2025 property valuation during either of these appeal periods.



Real Property Appeal periods are as follows: Informal Appeal Period: Through April 30, 2025

- Real Property: Submit Real Property Informal Appeal form (PDF) (<https://www.orangecountync.gov/DocumentCenter/View/21974>)

Formal Appeal Period: May 1 to July 31, 2025

- Real Property: Submit Real Property Formal Appeal form (PDF) (<https://www.orangecountync.gov/DocumentCenter/View/23904>)

The 2025 Personal Property Value may also be appealed during the informal and formal appeal periods. Note that personal property is not included in the revaluation process because the value for personal property is updated annually.

- Personal Property: Submit Personal Property Appeal form (PDF) (<https://www.orangecountync.gov/DocumentCenter/View/25410>)

Assistance and Payment Options:

There are three property tax assistance programs to help elderly or disabled homeowners, low-income residents, and builders who meet the required qualifications. For more details, contact the Tax Office at taxassistance@orangecountync.gov or 919-245-2100.

The Tax Office also offers payment options such as the payment coupon included with your tax bill that can be used to make several monthly payments before the bill is past due. Visit this link for more information.

Resources:

Frequently Asked Questions: <https://orangecountync.gov/Faq.aspx?TID=40>
Revaluation Website: www.orangecountync.gov/revaluation

Appeal Website: www.orangecountync.gov/appeal

Submit Appeal Online: www.orangecountync.gov/appeals

Informational meetings

- April 9, 9 a.m. - 12 p.m. at Seymour Center, 2551 Homestead Rd, Chapel Hill
- April 10, 1 p.m. - 4 p.m. at Passmore Center, 103 Meadowlands Dr, Hillsborough
- April 15, 7 p.m. at Schley Grange Hall, 3416 Schley Rd., Hillsborough
- April 16, 6 p.m. at Chapel Hill Town Council, Council Chamber, 405 Martin Luther King Jr. Blvd, Chapel Hill
- April 26, 9 a.m. - 12 p.m. at Lee's Chapel Missionary Baptist Church, 3604 Lee's Chapel Rd., Cedar Grove (Outreach with DSS)

April is Child Abuse Prevention Month

On Friday, April 4, the community is invited to wear blue to bring awareness to Child Abuse Prevention Month. Orange County Social Services staff will have blue pinwheels on display throughout the month to represent the bright future that every child deserves.

“Our goal is to make sure that all children grow up happy, healthy, and prepared to succeed in supportive families and communities,” said Orange County Social Services Director, Lindsey Shewmaker. “That’s why our caring staff work every day to protect children from abuse and improve parent education.”

The Orange County Board of County Commissioners signed a proclamation at their March 18, 2025, meeting to call upon all residents to join together to prevent child abuse.

Prevention is Key to Safe Childhoods

Education is the first step to identifying and preventing child abuse. During the month of April Social Services staff will bring awareness to child abuse prevention and child safety by focusing on three live saving topics:

- Safe sleep for infants
- Safe gun storage
- Safe medication storage

How to Show Support

Wear blue on Friday, April 4 – Wear Blue Day – to show support for children and families. Post a photo or video on social media and include the #WearBlueDay2025 and #IamPrevention hashtags.

Learn about prevention – Social Services staff have compiled educational materials in English and Spanish that will help families follow best practices for safe sleep for infants, know how to safely store their firearms, and to keep medication out of reach to children. Visit and share resources at www.orangecountync.gov/Pinwheels



Attend the Orange County Sportsplex Family Fun Day on Saturday, April 5 from 1 to 4 p.m. – Social services staff will be at the Orange County Sportsplex Family Fun Day at 101 Meadowlands Dr, Hillsborough. Staff will pass out pinwheels and give information about safe sleep for infants, safe gun storage, and safe medication storage. The event will include free swimming and ice skating, bounce houses, balloon animals, facility tours, face painting, games and more.

Dispose of expired or unwanted medication on Monday, April 7, from 9 a.m. to 12 p.m. or Tuesday, April 8, from 9 a.m. to 12 p.m. – Orange County Department on Aging is hosting a Shred-a-Thon and medication takeback event this spring. Local law enforcement will be on site to safely dispose of expired or unwanted medications and tips to help keep your personal information safe. The April 7 event will be at the Seymour Center at 2551 Homestead Rd., Chapel Hill and the April 8 event will be at the Passmore Center at 103 Meadowlands Dr., Hillsborough.

For more ways to get involved in Child Abuse Prevention Month, please visit www.orangecountync.gov/Pinwheels

Orange County
Community Giving Fund

Find out more: orangecountync.gov/CGF

2025 HEALTH AND WELLNESS FAIR

The OCOA Wellness Program is excited to host the Health & Wellness Fair to maximize the health, well-being, community engagement, and independence of older adults at all functional levels.

Come enjoy wonderful festivities, giveaways, and vendors!

Thursday, May 1

9:30am - 12:30pm

Seymour Center
2551 Homestead Rd
Chapel Hill, NC

Register by Thursday, April 24
at 919-968-2070

First 100 participants will receive a FREE OCOA Wellness T-shirt and tote bag!

FREE!

Learn more about Orange County's

Telecommunications Rules

Join the Planning and Inspections Department to review possible changes to the county's **Telecommunications Ordinance**, which covers rules about cell towers and wireless communication equipment.

Orange County residents, telecommunications consultants, design professionals, and telecommunications providers are welcome!

Monday, April 7, 2025 • 4:30-5:30pm

Orange County Main Public Library, 137 W Margaret Ln, Hillsborough, NC

For more information, contact Patrick Mallett, Deputy Director of Development Services, at 919-245-2577 or pmallett@orangecountync.org or orangecountync.gov/Cell

ATTENTION HIGH SCHOOL STUDENTS!

Do you want to:

- Make an impact in your community?
- Build leadership skills that help in school & beyond?
- Work on projects that create change?

If YES... then you NEED to check out the Orange County Youth Leadership Academy!

Join us for a quick INFO SESSION to learn more!

RSVP appreciated, but not required: [OCOEL_YLA-Info.eventbrite.com](https://www.eventbrite.com/e/ocoel-yla-info)

Thursday, April 17, 2025 • 6–6:45 pm

Solid Waste Management Administrative Building, 1207 Eubanks Rd, Chapel Hill, NC

ORANGE COUNTY OFFICE OF EQUITY & INCLUSION

More info here: orangecountync.gov/YLA

Community Emergency Response Team Training

Learn what to do in your neighborhood during times of crisis or disaster!

The CERT program provides members of the community with valuable training on basic disaster preparedness, first aid, fire suppression, and rescue. No experience is needed, and the training is **FREE!** We welcome individuals of all abilities.

Every Wednesday, April 16-June 11

6:30-8:30pm

Every Wednesday, Sept. 17-Nov. 5

6:30-8:30pm

Orange County Emergency Services, 510 Meadowlands Drive, Hillsborough NC

To register, go to orangecountync.gov/Spring OR orangecountync.gov/Fall

VOLUNTEER TO SERVE

Residents can have a positive impact on the future of Orange County by serving on a volunteer board or commission.

The Board of Commissioners is currently recruiting applicants for the following:

- Adult Care Home and Nursing Home Community Advisory Committee
- Carrboro Board of Adjustment (Carrboro ETJ residents only)
- Animal Services Advisory Board
- Commission for the Environment
- Animal Services Hearing Panel Pool
- Hillsborough Planning Board (Hillsborough ETJ residents only)
- Board of Equalization and Review
- Opioid Advisory Committee

orangecountync.gov/Boards

For additional information contact Tara May at 919-245-2125 or tmay@orangecountync.gov.

WE ARE HIRING!

To learn more about job opportunities available in Orange County Government, please visit www.orangecountync.gov/Careers or contact the Human Resources Recruitment Manager at (919) 245-2557