



VALUATION TRENDS

PRESENTED BY

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TAX DIRECTOR
GASTON COUNTY





HIGHLIGHTS---POINTS OF INTEREST

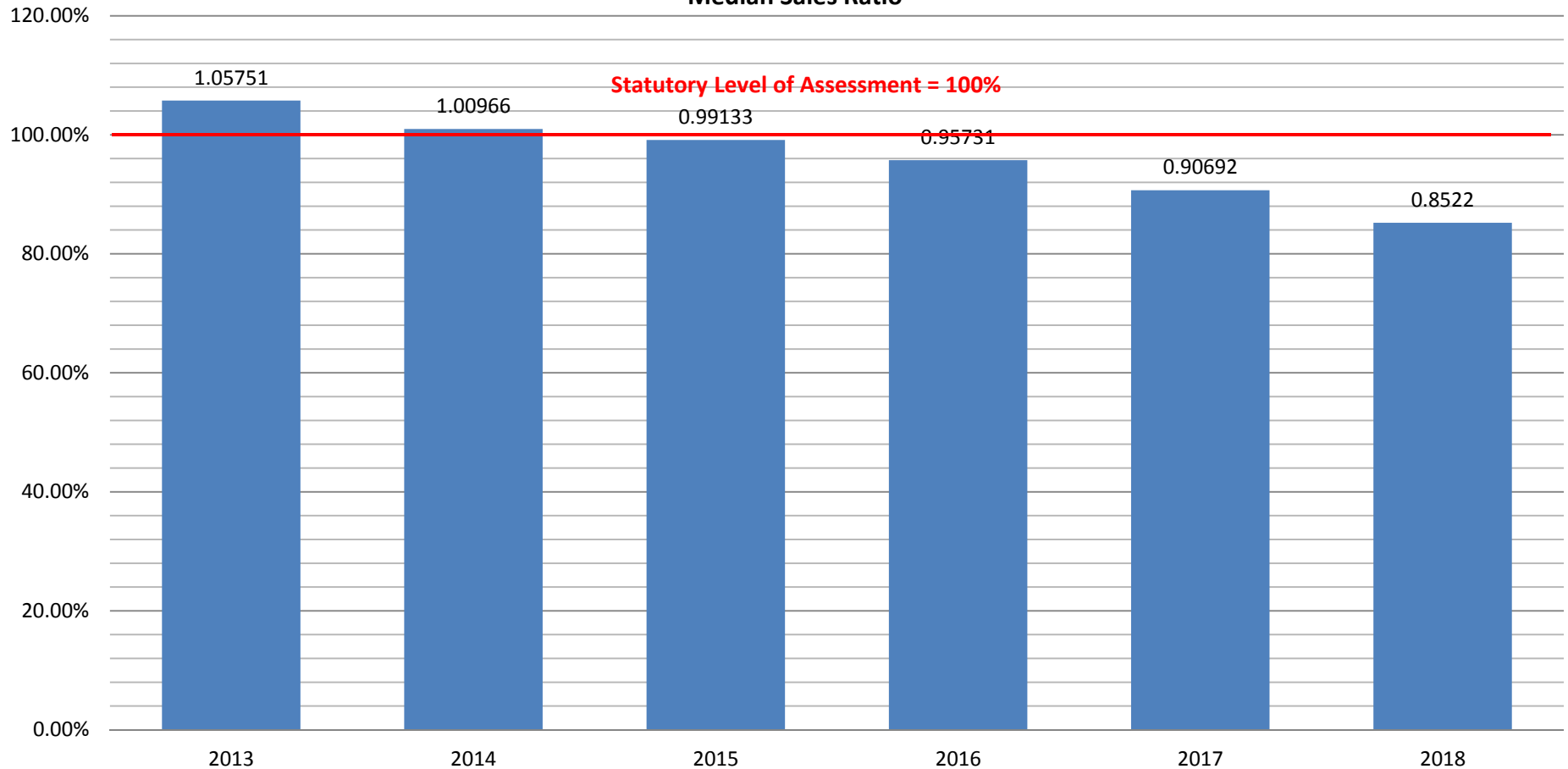
- **Statistical Measures (Pre-2015 –vs-Pre-2019)**
- **Value Growth by Year**
- **Statistical Measures by Area**
- **Current Market Snapshot**
- **Reappraisal Notes**
- **Collection Trend by Year**



ASSESSMENT LEVELS OVER TIME

Level of Real Property Assessment

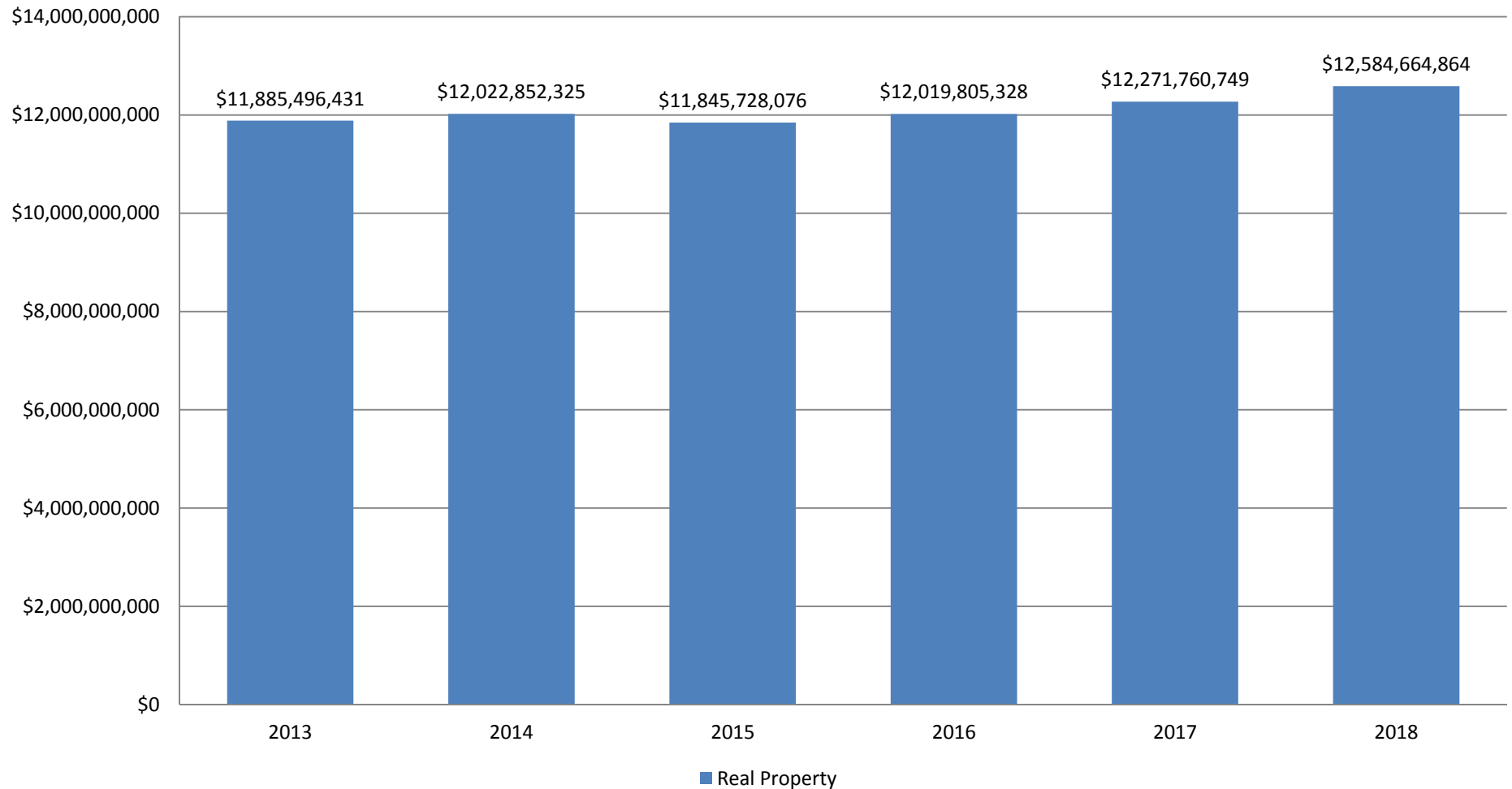
Median Sales Ratio





VALUE GROWTH BY YEAR

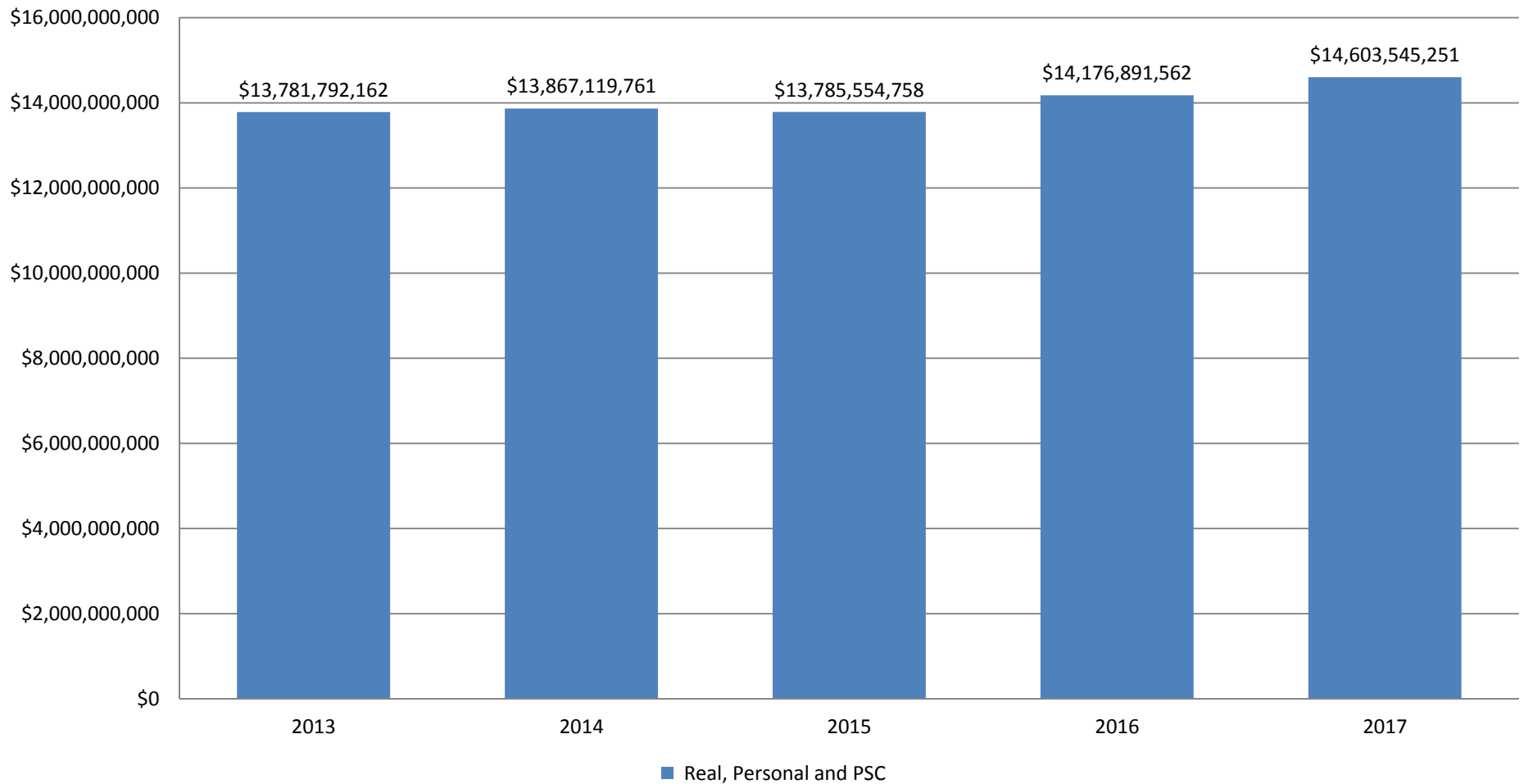
REAL PROPERTY



Gaston County Government **GROWTH BY YEAR**



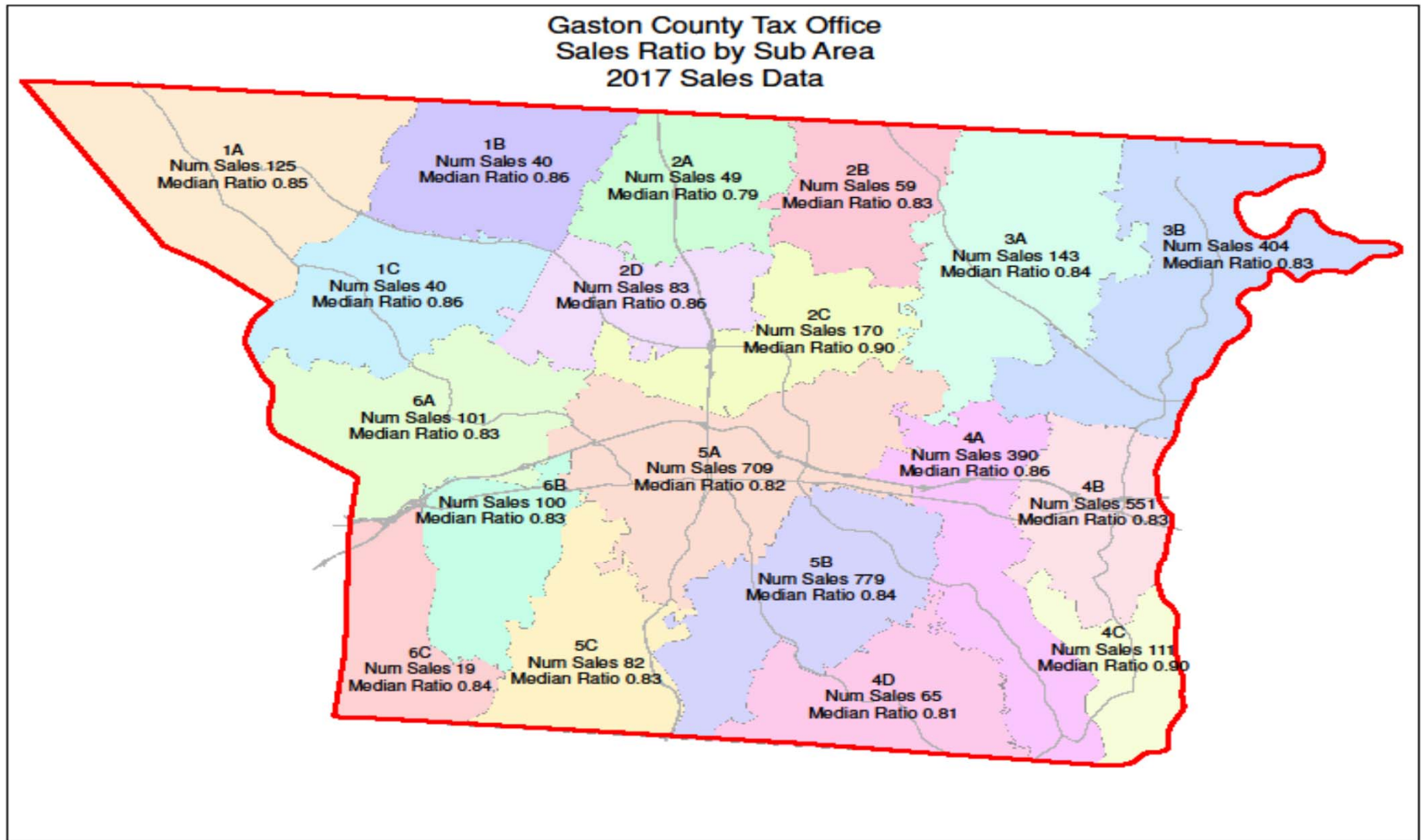
ALL PROPERTY (EXCLUDING RMV'S)



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ASSESSMENT LEVEL BY AREA





REAPPRAISAL NOTES

- **RESOLUTION REQUIRED FOR 2019 REAPPRAISAL**
- **MARKET VALUE EFFECTIVE AS OF JANUARY 1, 2019**
- **SCHEDULE OF VALUES PROCESS**
 - **SUBMITTED AUGUST/SEPTEMBER 2018**
 - **ADOPTED NOVEMBER/DECEMBER 2018**
- **NOTICE OF VALUE MAILED FEBRUARY/MARCH 2019**
- **CONSIDER TWO YEAR CYCLE**
 - **SHORTER CYCLE = LESS DRASTIC INCREASE/DECREASE**
 - **EQUITY BETWEEN PROPERTY CLASSES**
 - **PROPERTY OWNERS MORE FAMILIAR WITH PROCESS**



COLLECTION TRENDING

Tax Year	Levy	Collection %	Target %
2017	127,750,186.47	*94.75	99.00
*Same Day Comparison 1-31-18/1-31-17 \$3.9 Million Additional Levy 94.75 -vs- 94.29			
2016	123,779,768.06	98.75	
2015	120,282,146.38	98.70	
2014	121,177,992.46	98.56	
***2007	107,266,945.36	95.75	
*** Registered Motor Vehicles Removed for Comparison			



QUESTIONS ?