

RESOLUTION REQUESTING THE FORSYTH COUNTY BOARD OF COMMISSIONERS
EVALUATE THE 2013 AND 2017 TAX REVALUATION PROCESS TO DETERMINE IF
CHANGES ARE WARRANTED TO THE SCHEDULE OF VALUES, STANDARDS AND
RULES AND THE IMPLEMENTATION THEREOF

WHEREAS, the Mayor and the Winston-Salem City Council want to ensure fairness and equity in the reappraisal process across all wards in the City; and

WHEREAS, the Forsyth County Tax Assessor has generally performed reappraisals every four years since 1988; and

WHEREAS, the purpose of the reappraisal process is to adjust real estate values to reflect the current real estate market bringing all property types to a simultaneous and equitable assessment level; and

WHEREAS, in various parts of the City, some homes declined in value based upon the 2013 tax reappraisal; and

WHEREAS, some of these same properties experienced an additional decline with the 2017 tax reappraisal process similar to that which occurred with the 2013 reappraisal process; and

WHEREAS, an inordinate number of the properties in question are located within predominately African American communities; and

WHEREAS, it also appears that in some cases, the properties were sold for a depressed or below market value, and

WHEREAS, it appears that some of these same properties, after minimal enhancements were implemented, were rented by investor owners to tenants for higher amounts (“Lease Value”) suggesting that the true market value of such properties far exceeds the purchase price; and

WHEREAS, this might perhaps suggest that the Lease Value should be considered in the tax reappraisal process; and

WHEREAS, there are perhaps other known aspects of the tax reappraisal process, such as only evaluating the exterior of homes that may have contributed further to the decline in value.

WHEREAS, G.S. 105-317 requires the Forsyth County Board of Commissioners to review and approve the Schedule of Values, Standards and Rules, before January 1 of the year in which they are to be applied; and

WHEREAS, the Mayor and Winston-Salem City Council would like for the Forsyth County Commissioners, before approving said Schedule of Values, Standards and Rules for the 2021 revaluation process, to examine the 2013 and 2017 reappraisal process to determine if changes schedule of values, standards and rules and the implementation thereof might be warranted going forward.

NOW THEREFORE BE IT RESOLVED, by the Mayor and Winston-Salem City Council that it is hereby recommended that Forsyth County Board of Commissioners, before reviewing and approving the Schedule of Values, Standards and Rules for the upcoming 2021 revaluation process, examine the schedule of values, standards and rules approved and implemented for the 2013 and 2017 revaluation processes to make sure the Schedules, Standards and Rules to be reviewed and adopted for the 2021 revaluation are fair and equitable.

BE IT FURTHER RESOLVED that staff in the City Manager's Office and City Attorney's Office are hereby directed convey this request to Forsyth County Board of Commissioners and report to the City the outcome of said request including any recommendations and changes made pursuant to said request.

This Resolution shall become effective upon adoption.