

## **Process for Adoption of Schedule of Values**

The Board will consider adopting a proposed Schedule of Values, Standards, and Rules for Guilford County's 2026 reappraisal, as prescribed by North Carolina General Statute 105-317. Guilford County's next countywide reappraisal will become effective on January 1, 2026. Guilford County has approximately 222,000 separate parcels of land which, under North Carolina law, must be appraised at 100% of market value, as of the effective reappraisal date.

To that end, Guilford County staff worked for many months analyzing data derived from real estate sales, building cost data, and income and expense information from properties in the county and surrounding areas. This has resulted in the creation of the proposed Schedule of Values, Standards and Rules that will be utilized, after it is approved by the Board of Commissioners, to generate market value appraisals for all real property in Guilford County. Individuals and businesses that buy and sell real estate in the open market establish the market value. The goal of the Guilford County Tax Department is to apply the available information from the market to the properties in Guilford County.

Guilford County's proposed Schedule of Values adopts CoreLogic's "Marshall & Swift® Valuation Platform Online" (MSVPO) as the tool it is using to provide cost information and valuation of commercial and industrial improvements. MSVPO provides nationwide studies of cost data, and it is calibrated to local markets by location adjustment. It provides the most complete and accurate collection of cost data available to appraisers. It has been published for more than ninety years. The manual is copyrighted and cannot be copied, but review of this manual is available for in-person review in the tax office under the supervision of staff. No copies can be made of the manual, nor can the manual be removed from the office. MSVPO® and the Marshall & Swift® manuals are updated quarterly and will continue to be updated through January 1, 2026. This date allows the commercial values to reflect the effective date of the reappraisal.

Also included in the proposed Schedule of Values is a special schedule for appraising eligible agricultural, horticultural and forest land at its "present use" value. This statewide schedule is formulated by the N.C. Department of Revenue. Properties whose owners qualify for "present use" assessment will receive two values: a market value mandated by law and a "present use" value.

Adoption of the proposed Schedule of Values is an important step in the reappraisal process. Because of its importance, the Machinery Act of North Carolina requires the Board of Commissioners to adopt it after holding a public hearing and then publicizing that it has done so. After the Schedule is adopted, property owners have 30 days to challenge the Schedule of Values by appeal to the North Carolina Property Tax Commission. In accordance with North Carolina General Statute 105-317(c), the proposed Schedule of Values will be formally presented to the Board at its September 4, 2025, meeting and the Board of Commissioners will hold a public hearing at its October 2, 2025, meeting during which the Board will receive comments from the public on the proposed Schedule of Values. The Schedule is available for review at the Tax Department web page; (or in the Tax Director's office on the second floor of the Independence Center at 400 West Market Street in Greensboro). Because of the copyright requirements from

CoreLogic®, the Marshall & Swift manual is only available by personal inspection at the Independence Center at 400 West Market Street in Greensboro.

Once the Board adopts the Schedule of Values, a notice must be posted stating that the Schedule of Values has been adopted and that property owners have 30 days from the date of the first publication to challenge the Schedule of Values by appeal to the North Carolina Property Tax Commission on grounds that the Schedule of Values does not adhere to the appropriate statutory valuation standard (that it will produce values that are too high, too low, or inconsistent). The North Carolina Property Tax Commission has the power to order the Board of Commissioners to revise the Schedule of Values if they do not adhere to the statutory valuation standard. The North Carolina Property Tax Commission's decision may be appealed to the North Carolina Court of Appeals. Assuming October 16, 2025, adoption property owners will have until Monday, November 17, 2025, to challenge the Schedule of Values.

**CALENDAR OF EVENTS  
FOR THE 2026 SCHEDULE OF VALUES  
GUILFORD COUNTY, NORTH CAROLINA**

<u>DATE</u>	<u>DESCRIPTION</u>
September 4, 2025	Present Schedule of Values to the Board of Commissioners at BOC meeting.
September 4, 2025	Advertise on County website that the Schedule of Values are open for public inspection in the office of the Guilford County Tax Assessor & on the Tax Department webpage and give notice of public hearing. (Leave ad on webpage until October 17, 2025.)
October 2, 2025	Public Hearing during the regularly scheduled Board of Commissioners meeting.
October 16, 2025	Date the Board of Commissioners will consider adoption of the Schedule of Values.
October 17, 2025	Advertise on County website and Tax Department webpage that the Schedule of Values has been adopted by the Board of Commissioners, is open for public inspection in the office of the Guilford County Tax Assessor & on the Tax Department webpage, and that if anyone wishes to take exception with it and appeal to the NC Property Tax Commission (Raleigh), they must do so in writing by November 17, 2025.
November 17, 2025	Last date Schedule of Values can be challenged.

## **Advertisements**

Advertisement #1 – To be posted with the notice of the Board of County Commissioners meeting for September 4, 2025.

### **NOTICE OF PUBLIC HEARING**

### **PROPOSED SCHEDULE OF VALUES**

### **GUILFORD COUNTY 2026 PROPERTY TAX REAPPRAISAL**

The Guilford County Board of Commissioners will hold a PUBLIC HEARING on Thursday, October 2, 2025, at 5:30 p.m., in the Commissioners Meeting Room, Old Guilford County Courthouse, 301 West Market Street, Greensboro, North Carolina.

The purpose of the PUBLIC HEARING is to solicit public comments on the proposed Schedules, Standards and Rules to be used for the Guilford County 2026 Property Tax Reappraisal

A copy of the proposed schedules, standards and rules will be available for public inspection in the County Tax Director's Office located in the Independence Center at 400 West Market Street, 2nd floor, Greensboro. The portion of the proposed schedule of values That is not subject to copyright will also be posted on the Tax Department Webpage.

<https://www.guilfordcountync.gov/government/departments-and-agencies/tax-department>

Advertisement #2 – To be posted on County Website September 4, 2025, until October 17, 2025.

## PUBLIC NOTICE

On October 16, 2025, the Guilford County Board of Commissioners adopted a Schedule of Values, Standards and Rules to be used for the Guilford County 2026 Property Tax Reappraisal

Anyone choosing to challenge the validity of these schedules, standards and rules by appealing to the North Carolina Property Tax Commission, must do so in writing by November 17, 2025. The mailing address is NC Property Tax Commission, P.O. Box 871, Raleigh, NC 27602. For more information, please contact the Guilford County Tax Department at 336-641-4814.

## GUILFORD COUNTY BOARD OF COMMISSIONERS

Melvin “Skip” Alston, Board Chair, J. Carlvena Foster, Vice-Chair, Katie “Kay” S. Cashion, Carly Cooke, Frankie T. Jones, Jr., Mary Beth Murphy, Alan Perdue, Pat Tillman, Brandon Gray-Hill

Approved

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Date

## GUILFORD COUNTY BOARD OF COMMISSIONERS

Signed\_\_\_\_\_

Chairman, Board of Commissioners