



Rutherford County's 2019 Property Tax Reappraisal



Sales



Parcel 420238 289 Old Sunshine Rd
0.45 acres plus Single Family Residence
1 story brick built in 1971 with 1232 sq ft
living area/1896 total sq ft incl. porches, etc
Current Value \$63,000

Sold 08/11/2017 for \$90,0000
along with

Parcel 1609400 Vacant land
0.12 acres
Current Value \$2,200



Sales



Parcel 1645411 171 Pin Oak Dr
1.00 acres plus Single Family Residence
1 story vinyl built 2008 with 1625 sq ft
living area/2833 sq ft total incl. porches,
etc
Current Value \$171,600

Sold 05/26/2017 for \$171,000
along with



Parcel 1651966 Vacant land
0.14 acres
Current Value \$1,900

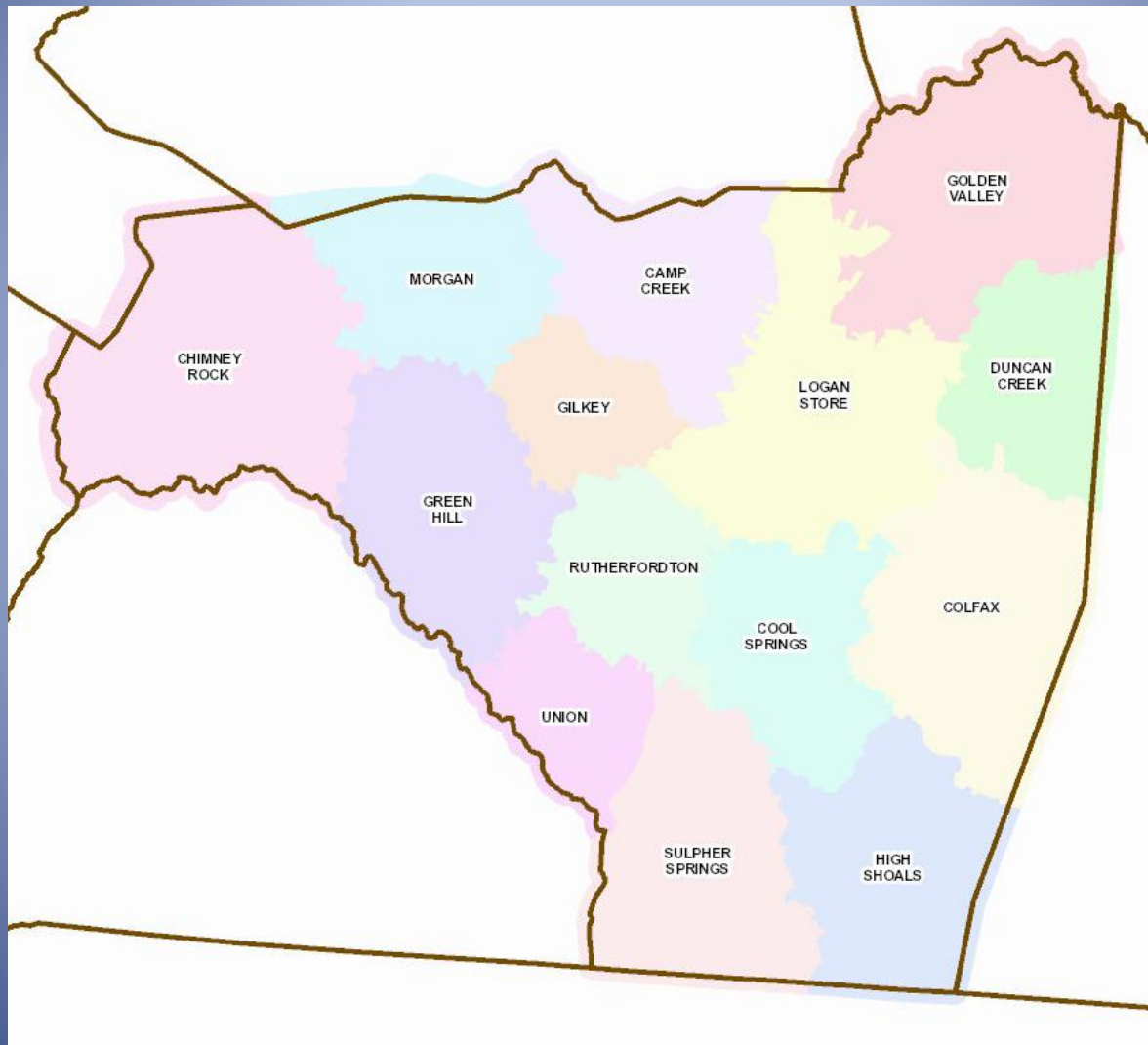
2018 Sales vs. Proposed 2019 Values

Sale Date	Sale Type	Sale Price	Proposed 2019 Value	Sales Ratio
08/20/2018 04:10 PM	PACKAGE	82,500	81,300	0.9855
03/06/2018 02:24 PM	PACKAGE	197,000	194,300	0.9863
07/12/2018 12:30 PM	PACKAGE	165,000	162,800	0.9867
06/15/2018 02:08 PM	PACKAGE	155,000	153,200	0.9884
07/27/2018 04:15 PM	PACKAGE	210,000	207,800	0.9895
08/10/2018 01:25 PM	PACKAGE	210,000	207,800	0.9895
04/18/2018 02:08 PM	PACKAGE	193,500	191,500	0.9897
05/31/2018 12:33 PM	PACKAGE	115,000	113,900	0.9904
04/09/2018 09:12 AM	PACKAGE	85,000	84,200	0.9906
06/18/2018 04:07 PM	PACKAGE	316,000	313,100	0.9908
01/08/2018 03:49 PM	PACKAGE	77,500	76,800	0.9910

2018 Sales vs. Proposed 2019 Values

Sale Date	Sale Type	Sale Price	Proposed 2019 Value	Sales Ratio
05/15/2018 10:43 AM	PACKAGE	158,000	156,600	0.9911
08/17/2018 02:52 PM	PACKAGE	125,000	123,900	0.9912
08/29/2018 09:52 AM	PACKAGE	101,000	100,200	0.9921
08/13/2018 02:01 PM	PACKAGE	180,000	178,600	0.9922
07/10/2018 12:09 PM	PACKAGE	90,500	89,800	0.9923
07/13/2018 12:22 PM	PACKAGE	300,000	298,000	0.9933
07/16/2018 03:34 PM	PACKAGE	48,000	47,700	0.9938
06/20/2018 02:16 PM	PACKAGE	112,000	111,500	0.9955
02/13/2018 04:48 PM	PACKAGE	345,000	345,100	1.0003
01/08/2018 02:39 PM	PACKAGE	165,000	165,600	1.0036
06/15/2018 11:40 AM	PACKAGE	90,000	91,500	1.0167

Rutherford County Townships



Points to remember

1. These are preliminary number as of 11/10/2018. We still have almost two months of permits, deeds, and reviews to finish prior to sending the final value notices in mid February.
2. Township and county totals on the next slide are for the township or county overall and does not indicate that every taxpayers property values increased by the percentage shown. Depending on the market data in a particular township, individual values may increase, stay the same, or decrease.
3. These changes reflect a seven year cycle beginning January 1, 2012, where the county had previously conducted reappraisals on five year cycles 2002-2006 & 2007-2011.
4. These totals include commercial, industrial, and residential values but exclude tax relief, exclusions, or exemptions. Properties once exempt or receiving tax relief, but now do not, may reflect in the overall totals.

County Reappraisal Values as of 11/10/2018

TOWNSHIP		TAXABLE VALUE (excluding tax relief and exclusions)			
Code	Description	2012-2018 End of Reappraisal Cycle	2019 Reappraisal Values	\$ CHANGE	% CHANGE
1	Camp Creek	\$68,149,445.00	\$72,403,700.00	\$4,254,255.00	6.2425%
2	Chimney Rock	\$1,210,914,022.00	\$1,264,908,400.00	\$53,994,378.00	4.4590%
3	Colfax	\$321,402,003.00	\$372,506,300.00	\$51,104,297.00	15.9004%
4	Cool Springs	\$1,002,530,066.00	\$1,168,464,100.00	\$165,934,034.00	16.5515%
5	Duncan Creek	\$48,226,167.00	\$52,533,400.00	\$4,307,233.00	8.9313%
6	Gilkey	\$144,649,578.00	\$158,464,500.00	\$13,814,922.00	9.5506%
7	Golden Valley	\$127,385,387.00	\$129,265,500.00	\$1,880,113.00	1.4759%
8	Green Hill	\$230,119,447.00	\$249,242,900.00	\$19,123,453.00	8.3102%
9	High Shoals	\$264,639,208.00	\$318,367,600.00	\$53,728,392.00	20.3025%
10	Logan Store	\$227,032,941.00	\$254,468,700.00	\$27,435,759.00	12.0845%
11	Morgan	\$115,810,651.00	\$119,523,200.00	\$3,712,549.00	3.2057%
12	Rutherfordton	\$645,110,838.00	\$768,211,576.00	\$123,100,738.00	19.0821%
13	Sulphur Springs	\$237,609,653.00	\$267,747,600.00	\$30,137,947.00	12.6838%
14	Union	\$121,527,150.00	\$133,561,100.00	\$12,033,950.00	9.9023%
TOTAL		\$4,765,106,556.00	\$5,329,668,576.00	\$564,562,020.00	11.8478%