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2025 Property Reappraisal

Dates to Remember:

- Mid-February - Value notices mailed to property owners
- March 31st - Deadline to submit appeals online or by mail
- April - Board of Equalization and Review begin to review appeals

The Cleveland County Tax Administration is here to answer your questions, help you understand how your property value was determined, and review any information you provide.

We are committed to working with all property owners to ensure that every property is appraised at a reasonable estimate of its market value as of January 1, 2025.

2025 Cleveland County Property Revaluation Misconceptions Addressed

SHELBY, N.C.- Cleveland County property owners have likely received their 2025 revaluation notices. This notice will show the updated value of your property, based on the January 1, 2025, revaluation. Below are some common misconceptions about the Revaluation process.

More information about the 2025 Property Revaluation including the Schedule of Values, online Appeal form, and Tax Relief programs can be found at www.clevelandcounty.com under 'Tax Administration'.



Q: Why is Cleveland County conducting a revaluation?

A: Under [North Carolina G.S 105-286](#), Cleveland County must perform a reappraisal of all real property to ensure property values are fair and accurate. The reappraisal must occur at least once every eight years.

Eight-year cycles often provide more opportunities for inequities to develop, typically resulting in larger and more unpredictable changes in property values. A shorter cycle minimizes these risks, making property taxes more equitable, predictable, and manageable. Cleveland County is currently on a four-year cycle.

Q: What is the revaluation process?

A: Revaluation determines the market value of real property as of a specific date to ensure the property value reflects its true worth in the current market ([NC G.S 105-317](#)). The Tax office does not determine market value; instead, it is shaped by the actual activity in the local market.

The Tax Appraisal team uses various resources such as on-site visits, aerial and street photography, recent sales data, and more to ensure fairness and accuracy for over 60,000 properties of varying types and locations. We strive to follow established industry standards for mass appraisal.

Q: Will your tax bill change?

A: Not necessarily. Reappraisal sets the market value, while the annual tax bill for each property is calculated by multiplying the tax value by the tax rate, which is set by each taxing jurisdiction. As a result, some tax bills may increase, some may decrease, and others may remain roughly the same.



Q: Is Cleveland County inflating property values to raise money?

A: Due to the inequities of the market values compared to the tax values, the state required Cleveland County to perform a revaluation by 2025.

Q: Did Cleveland County raise my taxes last year?

A: Following the 2021 revaluation, Cleveland County Commissioners reduced the property tax rate from 57.0 cents per \$100 to a rate of 54.75 cents where it has remained since that time.

Q: What if I disagree with the 2025 appraised value?

A: If you believe that the 2025 appraised value is not a reasonable estimate of what it could have sold for on January 1, 2025, you have the right to appeal.

You might be concerned about the changes since the last reappraisal, the affordability of the expected taxes, or the level of services provided. While these concerns are valid, the Tax office can only address the appraised value.

Q: How can I submit an appeal?

A: Appeals can be submitted online at www.clevelandcountytaxes.com or by mail. If you wish to appeal in person, please complete the Request Form attached to your notice and call 704-484-4911 to schedule an appointment. Please allow at least eight weeks from the date we receive your appeal for a decision to be mailed to you.

Q: Are there any programs to help with property taxes?

A: Yes, several tax relief programs are available for qualifying residents. Learn more and find the applications at www.clevelandcounty.com under 'Tax Administration'.

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