

The Graham County Board of Commissioners met Tuesday, August 16, 2022, at 4:00 p.m. in the Graham County Community Building located at 196 Knight Street Robbinsville, NC for their workshop session. The meeting time was changed to allow the tax office time to present the schedule of values for the 2023 Revaluation. All board was present.

1. Vice-Chairman Eller called the meeting to order.
2. Vice-Chairman Eller asks for approval of the agenda. Commissioner Nelms made the motion to approve the agenda. Commissioner Wiggins seconded this motion. Vote unanimous.
3. Vice-Chairman Eller asks Tax Assessor Brandy Cook to speak. Assessor Cook presented the board with a workbook of the schedule of values for the upcoming 2023 Revaluation and went over the chapters with the board.
4. Assessor Cook stated that Chapters 4 and 11 were the most critical. Commissioner Wiggins asks if the values are going up. Assessor Cook stated that they are because of the sales in the county which increased by 27.96%. Assessor Cook stated that building materials have increased 34.7% and land has increased by 16.5%. Assessor Cook stated that we had (306) sales in eight months which is an average of (44) per month. Assessor Cook stated that the increases have doubled since 2019.
5. Commissioner Nelms stated that this news was expected, and he bets that Cherokee and Swain Counties are seeing the same increases.
6. Commissioner Wiggins asks if Assessor Cook established a per acre increase on the land. Assessor Cook stated that this reval will be divided by neighborhoods so that everyone has a fair evaluation. Assessor Cook stated that it was not fair to price land the same when some areas have a higher value.
7. Commissioner Nelms asks Assessor Cook to explain neighborhoods. Assessor Cook stated that a house on Long Creek will not have the same value as the homes on Santeetlah. Chris Ferris stated that the townships were split in some sections.
8. Commissioner Wiggins asks if the board will vote on the values at the next meeting. Assessor Cook stated that they will after the public hearing. Commissioner Wiggins stated that he knew that the prices would increase.
9. Chris Ferris stated that they have a range if the market tanks. Commissioner Nelms stated that increases hurt our local people. Chris Ferris stated that our locals are selling properties far and above the true value which increases the tax evaluation. Commissioner Eller stated that some locals will never sell.
10. Assessor Cook asks for another meeting where she can use the board's tax cards and explain the process. The board agreed to continue this meeting to Tuesday, August 23, 2022, at 5:00 p.m.
11. The board discussed the revenue neutral, low wealth funding and the importance of staying revenue neutral.
12. Manager Marino reminded the board of the 150th Dedication at 10:30 a.m. in front of Town Hall and they are requesting that the board speak.
13. Assessor Cook asks that the board review Chapters 4 & 11 prior to the next meeting. The board agreed.
14. Chair Orr asks for further discussion. No further discussion.
15. Chair Orr asks for a motion to adjourn. Commissioner Wiggins made the motion to approve. Commissioner Cody seconded this motion. Vote unanimous.

Connie Orr, Chair

Lynn Cody, Member

Keith Eller, Vice-Chair

Jacob Nelms, Member

Dale Wiggins, Member

ATTEST: _____
Kim Crisp, Clerk to the Board