

Camden County Board of Commissioners
October 17, 2022
Work Session – 6:00 PM
Public Hearing – 7:00 PM
Camden Public Library

MINUTES

A duly noticed Special Called Meeting of the Camden County Board of Commissioners was held on October 17, 2022 in the Camden Public Library in Camden, North Carolina for the purpose of a Work Session (6 PM) and Public Hearing (7 PM) on the Schedule of Values and Present Use Value Schedule for the 2023 Revaluation. A Closed Session following was held to consult with the County Attorney in regard to potential litigation.

Call to Order

The meeting was called to order by Chairman Ross Munro at 6:00 PM. Also Present: Vice-Chair Tiffney White, Commissioners Tom White, Clayton Riggs and Randy Krainiak. Administration Staff Present: County Manager Erin Burke and Clerk to the Board Karen Davis. Addition Staff: Tax Administrator Lisa Anderson.

Consideration of the Agenda

Motion to approve the agenda as presented.

RESULT:	PASSED [5-0]
MOVER:	Randy Krainiak
AYES:	Ross Munro, Tiffney White, Tom White, Clayton Riggs, Randy Krainiak

Work Session

The discussion with Robert Ezzell from Pearson Appraisal included the following:

- Revaluations are mandated by the State a minimum of every 8 years.
- All revaluations must be appraised at 100% of market value - including land, residential, other buildings.
- Houses are rated based on style, condition, depreciation.
- Schedules are based on Marshall & Swift Valuation Service, the number one appraisal authority in the country for developing replacement costs, depreciated values, and insurable values of buildings and other improvements.
- Values are dictated by the market and individual neighborhoods over the year.
- The percentage of increase varies per property and not all properties will see an increase.
- The manual is complete and the new schedule will go into effect January 1, 2023. Notices will be mailed out February or March to property owners.
- Appeals Process involves the following as necessary:
 1. Informal Hearing with Pearson Appraisal
 2. Board of Commissioners sitting as the Board of Equalization and Review
 3. Property Tax Commission in Raleigh
 4. NC Supreme Court

Upon conclusion of the Work Session at 6:25 PM Chairman Munro recessed the meeting until 7:00 PM.

At 7:00 PM Chairman Munro reconvened the Board of Commissioners.

Public Hearing – Schedule of Values and Present Use Value Schedule for the 2023 Revaluation

Motion to open the Public Hearing for the Schedule of Values and Present Use Value Schedule for the 2023 Revaluation.

RESULT:	PASSED [5-0]
MOVER:	Randy Krainiak
AYES:	Ross Munro, Tiffney White, Tom White, Clayton Riggs, Randy Krainiak

Tax Administrator Lisa Anderson introduced Robert Ezzell with Pearson Appraisal.

Mr. Ezzell briefly explained the revaluation process including the following:

- Revaluations are mandated by the State a minimum of every 8 years.
- All revaluations must be appraised at 100% of market value - including land, residential, other buildings.
- Houses are rated based on style, condition, depreciation.
- Values are dictated by the market and individual neighborhoods.

Public Comments

William Schuyler of Canal Street addressed the Board and included the following in his remarks:

- 15-year resident of the County.
- During the last revaluation eight years ago, his property was devalued as well as other properties in the County. At that time the Board raised the millage rate, which resulted in no increase or decrease in what was paid by property owners.
- Expressed concern that if the property valuations increase if the Board would consider reducing the millage rate, primarily due to the current and forecasted economic situation.

Motion to close the Public Hearing.

RESULT:	PASSED [5-0]
MOVER:	Tiffney White
AYES:	Ross Munro, Tiffney White, Tom White, Clayton Riggs, Randy Krainiak

Motion to add the 2023 Revaluation Schedule of Values to the November 7, 2022 agenda for consideration.

RESULT:	PASSED [5-0]
MOVER:	Tiffney White
AYES:	Ross Munro, Tiffney White, Tom White, Clayton Riggs, Randy Krainiak

Closed Session

Motion to go into Closed Session to consult with the County Attorney in regard to potential litigation.

RESULT:	PASSED [5-0]
MOVER:	Ross Munro
AYES:	Ross Munro, Tiffney White, Tom White, Clayton Riggs, Randy Krainiak

Motion to come out of Closed Session.

RESULT:	PASSED [5-0]
MOVER:	Tiffney White
AYES:	Ross Munro, Tiffney White, Tom White, Clayton Riggs, Randy Krainiak

Adjourn

There being no further matters for discussion, Chairman Munro adjourned the meeting at 7:50 PM.