

2027 REAL PROPERTY REAPPRAISAL

McDowell County has retained Pearson's Appraisal Service, Inc./Vision Government Solutions, Inc., to perform the County's 2027 Real Property Reappraisal, which will become effective on January 1, 2027. The County is currently on a 4-year reappraisal cycle. The *Code of North Carolina, G.S. 105-286* mandates that each locality periodically perform a general reappraisal of real property at least every eight (8) years to determine each property's fair market value and to equalize each property's value in relation to similar properties.

Members of the reappraisal team will be visiting properties throughout the year of 2025 and 2026. They will be carrying photo I.D.'s and will have magnetic McDowell County Revaluation signs on their cars. "We want to alert the public to this, because the appraisers will be coming out to residents' homes to look at dwellings and their property in general, as well as, to take exterior pictures/measurements in order to determine their fair market value". **No interior inspections will be done.** If the property owner needs the appraisers to be aware of some interior defect that would cause a negative effect on the market value, we request that you send pictures or any other pertinent information to the following address:

McDowell County Reappraisal
60 E. Court Street
Marion, NC 28752

The field assessments are expected to be completed in September 2026 and we anticipate that the notices of the proposed changes in the assessed values will be mailed out to property owners in February 2027. These notices will also give the details on the method of appealing the assessed values, should you so desire. We recommend that you review your property record card to ensure that we have the correct information. If you find any discrepancies, please contact this office. You can find this information at the following:

McDowell County GIS ([HTTPS://WWW.WEBGIS.NET/NC/MCDOWELL](https://www.webgis.net/nc/mcdowell))

To access the GIS site **you will need to Accept the Disclaimer.**

Top left corner:

***About:** Disclaimer, related links & email

***Layers:** for your convenience certain options are already checked but for additional options like changing the map's image type, highlighting the Marion or Old Fort Municipal Boundary (if the parcel is "shaded" in yellow, it is in the City of Marion; if purple, it is in the Town of Old Fort), turn on/off addresses, flood zones, fire tax districts, etc. then just check the desired boxes.

Search Box (outlined in red):

*Searches can be done by Parcel Number, Owner Name or Property Address (click Parcel Search box to switch to Address search);

*After entering Parcel Number, Owner Name or Property Address click Submit; the Results will appear and you will select/click the parcel you wish to review; from there you can view the Parcel Info and print a tax card.