Gates County

Budget Message Addendum

FY 2025-2026 GATES COUNTY REVENUE-NEUTRAL TAX RATE CALCULATION

In a property revaluation year, the North Carolina General Statute 159-11(e) requires local governments to calculate the revenue-neutral property tax rate for comparative purposes.

Steps in Determining the Revenue-Neutral Rate

Step 1: Determine a rate that would produce revenues equal to those produced for the current fiscal year (tax levy).
Step 2: Increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to improvements since the last general reappraisal.
Step 3: Adjust the rate to account for any annexation, de-annexation, merger, or similar event.

> NCGS 159-11(e) - In each year in which a general reappraisal of real property has been conducted, the budget officer shall include in the budget, for comparison purposes, a statement of revenue-neutral property tax rate for the budget. The revenue-neutral property tax rate is the rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no appraisal had occurred. To calculate the revenue-neutral tax rate, the budget officer shall first determine a rate that would produce revenues equal to those produced for the current fiscal year and then increase the rate by a growth factor that would produce revenues equal to those produced for the current fiscal year and then increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to the improvements since the last general appraisal. This growth factor represents the expected percentage increase in the value of the tax base due to improvements during the next fiscal year. The budget officer shall further adjust the rate to account for any annexation, de-annexation, merger, or similar event.

Step 1: Determine a rate that would produce revenues equal to those produced for the current fiscal year.

FY 2025 Projected Total Valuation before Revaluation	$1,042,645,251
FY 2025 Tax Rate	$0.8400
Tax Levy at FY 2024 rate without revaluation = ($1,042,645,251/100) x 0.8400	$8,758,220
FY 2026 Projected Total Valuation	$1,359,203,552
Tax Rate That Would Produce Revenue Equal to FY 2025 = $8,758,220/($1,359,203,552/100)	$0.6444

Step 2: Increase the rate by a growth factor equal to the average annual percentage increase in the tax base due to improvements since the last general appraisal.

FY	Assessed Value	Percent Change
2018	$ 922,739,470	
2019	$ 938,745,929	1.73%
2020	$ 985,474,759	4.98%
2021	$ 968,070,684	-1.77%
2022	$ 984,081,392	1.65%
2023	$1,012,448,810	2.88%
2024	$1,027,609,048	1.50%
2025	$1,042,645,251	1.46%
	Average Growth	1.78%

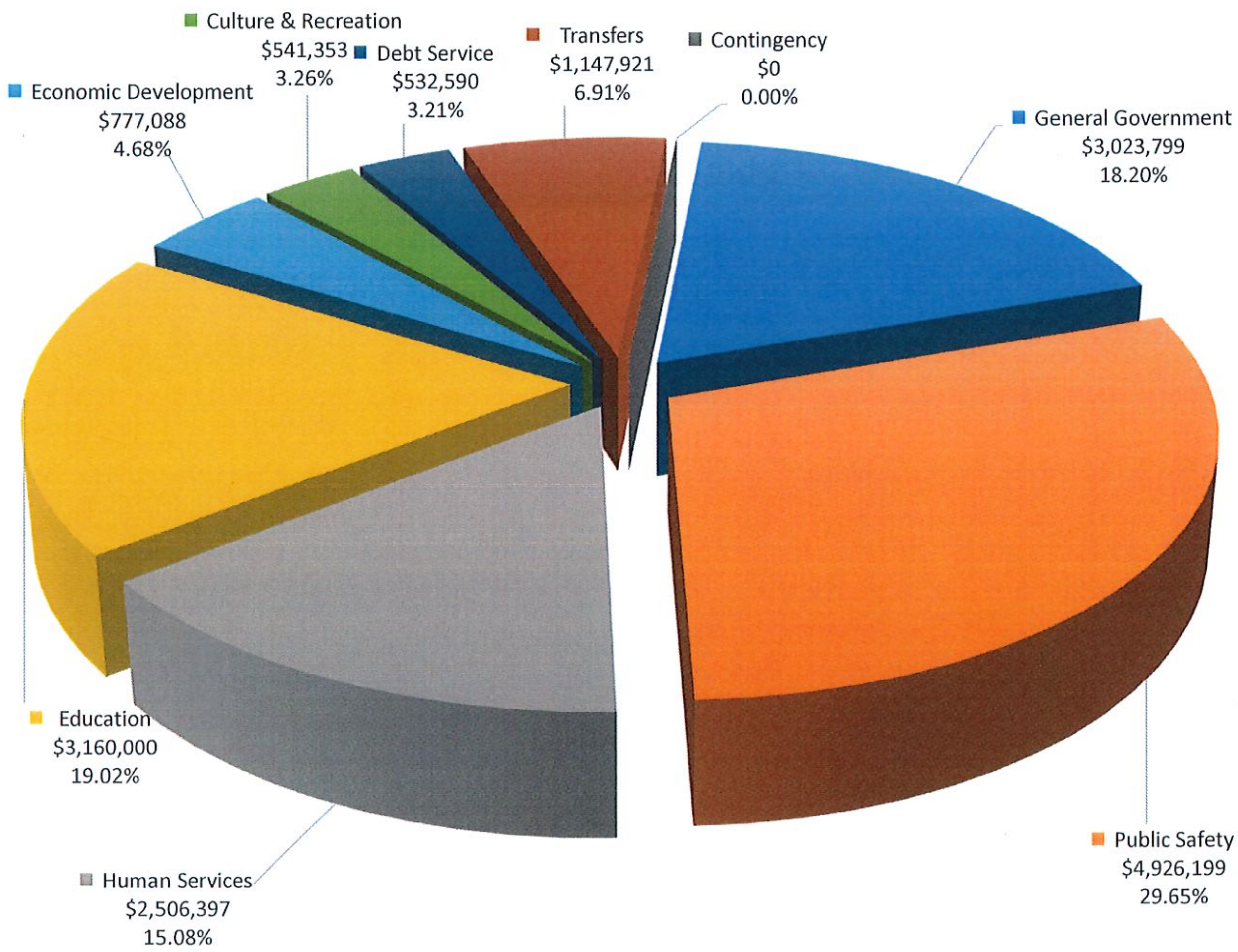
FY 2026 Revenue Neutral Rate (1.78% Growth Factor Applied) = 0.6444 * 1.0178	$0.6558

Step 3: Not Applicable to Gates County.

GATES COUNTY FY 2025-2026

PROPOSED BUDGET - EXPENDITURES

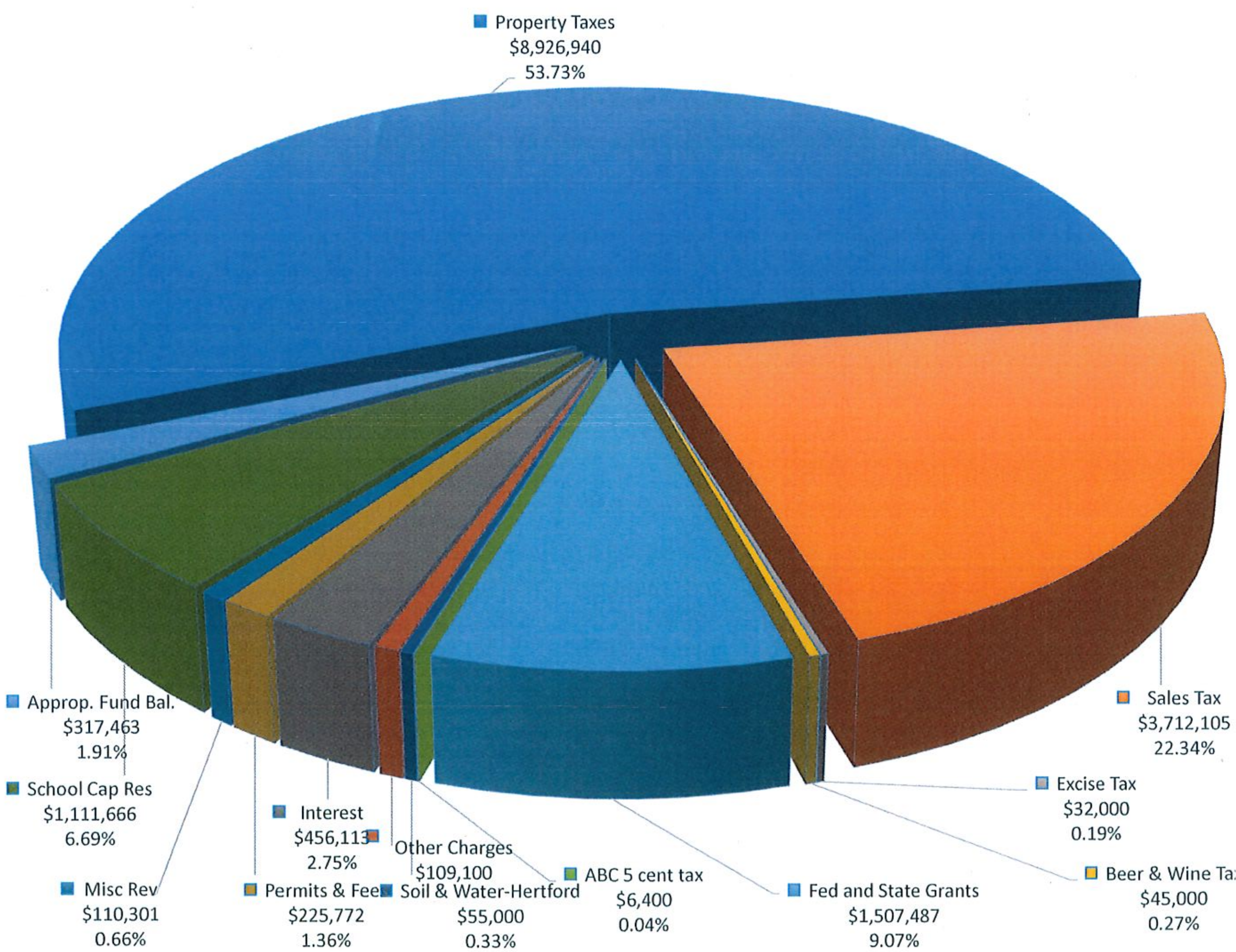
GENERAL FUND	FY 2025 ADOPTED BUDGET	FY 2025 REVISED BUDGET	FY 2026 ADMIN RECMND
General Government	$3,149,012	$3,243,866	$3,023,799
Public Safety	$4,857,319	$5,170,539	$4,926,199
Human Services	$2,536,424	$2,548,806	$2,506,397
Education	$3,160,000	$3,160,000	$3,160,000
Economic Development	$812,234	$816,406	$777,088
Culture & Recreation	$507,315	$519,874	$541,353
Debt Service	$855,131	$855,131	$532,590
Transfers	$1,061,255	$1,216,172	$1,147,921
Contingency	$0	$0	$0
General Fund Expenditures	**$16,938,690**	**$17,530,794**	**$16,615,347**



GATES COUNTY FY 2025-2026

PROPOSED BUDGET - REVENUES

GENERAL FUND	FY 2025 ADOPTED BUDGET	FY 2025 REVISED BUDGET	FY 2026 ADMIN RECMND
Property Taxes	$8,834,282	$8,847,082	$8,926,940
Sales Tax	$3,509,300	$3,509,300	$3,712,105
Excise Tax	$32,000	$32,000	$32,000
Beer & Wine Tax	$45,000	$45,000	$45,000
Fed and State Grants	$1,523,903	$1,940,740	$1,507,487
ABC 5 cent tax	$6,500	$6,500	$6,400
Soil & Water-Hertford	$55,000	$55,000	$55,000
Other Charges	$264,099	$227,758	$109,100
Interest	$500,000	$500,000	$456,113
Permits & Fees	$233,906	$234,372	$225,772
Misc Rev	$117,600	$79,458	$110,301
School Cap Res	$1,025,000	$1,025,000	$1,111,666
Approp. Fund Bal.	$792,100	$1,028,584	$317,463
TOTAL GENERAL FUND REVENUES	**$16,938,690**	**$17,530,794**	**$16,615,347**



7 YEAR BUDGETED POSITION HISTORY

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
General Government							
Administration/Finance	6.00	6.00	7.00	10.00	4.00	4.00	4.00
Finance Dept./IT					8.00	9.00	8.00
Tax	4.00	4.00	4.00	4.00	4.00	4.00	4.00
Elections	1.00	1.00	1.00	1.00	1.00	1.00	1.00
ELECTIONS PART-TIME	1.00	1.00	1.00	1.00	1.00	1.00	2.00
Register of Deeds	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Buildings & Grounds	4.00	4.00	4.00	5.00	5.00	6.00	7.00
B&G PART-TIME						1.00	
Total General Government	18.00	18.00	19.00	23.00	25.00	28.00	28.00
Public Safety							
Emergency Management/FM	8.00	6.00	12.00	1.00	1.00	1.00	1.00
EM PART-TIME	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Sheriff	15.00	14.00	17.00	17.00	16.00	16.00	17.00
SHERIFF'S OFFICE PART-TIME	2.00	2.00	2.00	2.00	2.00	2.00	
E911 Communications				11.00	9.00		
PART-TIME Animal Control						1.00	1.00
Total Public Safety	26.00	23.00	32.00	32.00	29.00	21.00	20.00
Economic Development							
Development Services:							
Inspections	2.00	2.00	1.00	1.00	1.00	1.00	1.00
Planning	2.00	2.00	2.00	3.00	3.00	3.00	3.00
DS PART-TIME					2.00	2.00	2.00
Soil Conservation	2.00	1.00	2.00	2.00	2.00	2.00	2.00
Cooperative Extension	5.00	6.00	6.00	6.00	6.00	6.00	6.00
Total Economic Development	11.00	11.00	11.00	12.00	14.00	14.00	14.00
Human Services							
Social Services	22.00	22.00	22.00	22.00	22.00	22.00	23.00
GITS Transit	4.00	4.00	4.00	4.00	4.00	4.00	4.00
GITS PART-TIME	9.00	9.00	9.00	9.00	9.00	9.00	9.00
Total Human Services	26.00	26.00	26.00	26.00	35.00	35.00	36.00
Culture & Recreation							
Community Cneter						4.00	4.00
COMMUNITY CENTER PART-TIME						1.00	1.00
Total Culture & Recreation						5.00	5.00
Enterprise Fund							
Customer Service/Billing & Collections	3.00	3.00	3.00	2.00	NOTE:merged to Finance 7/01/23		
Water & Sewer	8.00	8.00	7.00	8.00	8.00	8.00	9.00
Total Enterprise Fund	11.00	11.00	10.00	10.00	8.00	8.00	9.00
TOTAL EMPLOYEES	92.00	89.00	98.00	103.00	111.00	106.00	112.00

FY26

106 Recommended Budgeted Positions (FT & PT)
16 PART-TIME & 90 FULL-TIME
6 Cooperative Extension

Tax Base History

	Budget Ordinance	Audit at June 30	Percentage Change
FY 25-26		1,359,203,552	30.36%
FY 24-25	1,053,022,427	1,042,645,251	1.46%
FY 23-24	1,026,566,012	1,027,609,048	1.50%
FY 22-23	1,002,047,644	1,012,448,810	2.88%
FY 21-22	954,963,963	984,081,392	1.65%
FY 20-21	920,832,294	968,070,684	-1.77%
FY 19-20	892,276,289	985,474,759	4.98%
FY 18-19	853,194,917	938,745,929	1.73%
FY 17-18	861,133,071	922,739,470	-6.92%
FY 16-17	948,845,346	991,359,205	1.22%
FY 15-16	943,753,016	979,448,438	1.14%
FY 14-15	946,040,386	968,393,438	-0.46%
FY 13-14	940,670,894	972,850,625	6.26%
FY 12-13	926,680,787	915,517,031	-1.85%
FY 11-12	921,620,605	932,764,063	1.01%
FY 10-11	921,720,548	923,482,487	-0.52%
FY 09-10	926,157,079	928,310,571	74.14%
FY 08-09		533,081,250	-4.06%
FY 07-08		555,631,220	2.45%
FY 06-07		542,342,176	3.71%
FY 05-06		522,934,271	

Estimate

Tax Rate History

FY 67-68	1.42	
FY 68-69	1.39	
FY 69-70	1.34	*Revaluation*
FY 70-71	1.39	
FY 71-72	1.35	
FY 72-73	1.39	
FY 73-74	1.59	
FY 74-75	1.02	
FY 75-76	1.02	
FY 76-77	1.20	
FY 77-78	1.08	*Revaluation*
FY 78-79	1.10	
FY 79-80	1.15	
FY 80-81	1.26	
FY 81-82	1.23	
FY 82-83	1.30	
FY 83-84	1.38	
FY 84-85	1.43	
FY 85-86	0.77	*Revaluation*
FY 86-87	0.77	
FY 87-88	0.75	
FY 88-89	0.79	
FY 89-90	0.84	
FY 90-91	0.88	
FY 91-92	0.92	
FY 92-93	0.99	
FY 93-94	0.84	*Revaluation*
FY 94-95	0.87	
FY 95-96	0.88	
FY 96-97	0.88	
FY 97-98	0.90	
FY 98-99	0.90	
FY 99-00	0.92	
FY 00-01	0.92	
FY 01-02	0.81	*Revaluation*

FY 02-03	0.81	
FY 03-04	0.83	
FY 04-05	0.85	
FY 05-06	0.87	
FY 06-07	0.91	
FY 07-08	0.975	
FY 08-09	0.975	
FY 09-10	0.64	*Revaluation*
FY 10-11	0.64	
FY 11-12	0.64	
FY 12-13	0.64	
FY 13-14	0.64	
FY 14-15	0.64	
FY 15-16	0.64	
FY 16-17	0.68	
FY 17-18	0.76	*Revaluation*
FY 18-19	0.76	
FY 19-20	0.79	
FY 20-21	0.79	
FY 21-22	0.79	
FY 22-23	0.84	
FY 23-24	0.84	
FY 24-25	0.84	
FY 25-26	-	*Revaluation*

SWF $125.00 Effective 07.01.2005

SWF $180.00 Effective 07.01.2006
(moved from the tax bills to the water bills)

SWF $240 (County) Effective 07.01.2019

SWF $120 (In Town) Effective 07.01.2019
(moved from the water bill to the tax bill)

17391548-627-1-1

GATES COUNTY TAX OFFICE
PO BOX 426
GATESVILLE NC 27938

*************AUTO**5-DIGIT 27919
17391548 5604-NAV 627 1 1 1

[redacted]

2025 Notice of Assessed Value

THIS IS NOT A BILL. North Carolina law requires that real estate be appraised at market value at least every eight years. The following notice reflects the assessed valuation.

Account Number	[redacted]
Parcel Number	[redacted]
Location Address	[redacted]
Acres/Lot	2.000
Assessed Value	367,199
Deferred Value	
Taxable Value	367,199

RETAIN THIS PORTION FOR YOUR RECORDS

5604PNAV 1/6/17 Process Blue / K 7.5

Notice Date: 4/14/2025

DETACH ONLY IF YOU WISH TO APPEAL THE NEW ASSESSED VALUE SHOWN ABOVE.

YOU ARE HEREBY NOTIFIED OF THE NEW VALUE ASSESSMENT FOR 2025 ON THE PROPERTY LISTED. NEW CONSTRUCTION IN 2024 MAY NOT BE INCLUDED IN THIS NEW VALUATION. EXCLUSIONS FOR THOSE QUALIFYING FOR THE HOMESTEAD EXCLUSION FOR THE ELDERLY AND DISABLED WILL BE SUBTRACTED FROM THE ASSESSED VALUES BEFORE YOU RECEIVE YOUR 2025 TAX BILL.

Account	Parcel Number	Description	Acres / Lot
[redacted]	[redacted]	[redacted]	2.000

Previous Assessed Value	Current Assessed Value	Deferred Value	Taxable Value
* 227,430	367,199		** 367,199

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Gates County | 2025 Revaluation | Scorecard		
Previous Value	Current Tax Rate	Current Tax
227,430	0.84	$ 1,910.41
2025 New Value	Revenue Neutral Tax Rate	New Tax
367,199	0.66	$ 2,423.51
Taxable Value ÷ 100 x Tax Rate = Tax Amount Due		

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Appeal(s) may be mailed to: Gates County Tax Office
Reappraisal Department
P.O. Box 426
Gatesville, N.C. 27938

Phone: (252) 357-1360

(SEE REVERSE SIDE FOR ADDITIONAL INFORMATION)

GATES COUNTY TAX OFFICE
PO BOX 426
GATESVILLE NC 27938

GATES COUNTY INCORPORATED 1779 NORTH CAROLINA

2025 Notice of Assessed Value

THIS IS NOT A BILL. North Carolina law requires that real estate be appraised at market value at least every eight years. The following notice reflects the assessed valuation.

Account Number	[redacted]
Parcel Number	[redacted]
Location Address	[redacted]
Acres/Lot	120.560
Assessed Value	270,183
Deferred Value	217,791
Taxable Value	52,392

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17391548 5604-NAV 2 1 1 1

[redacted]

RETAIN THIS PORTION FOR YOUR RECORDS

Notice Date: 4/14/2025

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Account	Parcel Number	Description	Acres / Lot
[redacted]	[redacted]	[redacted]	120.560

Previous Assessed Value	Current Assessed Value	Deferred Value	Taxable Value
234,861	* 270,183	** 217,791	** 52,392

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Gates County | 2025 Revaluation | Scorecard			
Assessed Value	Deferred Value		Taxable Value
270,183	217,791		52,392
2025 Taxable Value	Revenue Neutral Tax Rate		New Tax
52,392	0.66	$	345.79
Without Deferred Value	Revenue Neutral Tax Rate		New Tax
270,183	0.66	$	1,783.21

Taxable Value ÷ 100 x Tax Rate = Tax Amount Due

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(SEE REVERSE SIDE FOR ADDITIONAL INFORMATION)

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