



Bladen County Tax Administration 2026 Reappraisal/Revaluation Frequently Asked Questions

Why is Bladen County reappraising property values?

North Carolina State law (via General Statute 105-286) requires all counties to conduct a reappraisal at least once every eight years. Bladen County's last reappraisal was performed in 2022. The goal of reappraisal is to help ensure the county's tax burden is distributed equitably based on current property values.

When will the reappraisal occur? When will it take effect?

The effective date for reappraisal is January 1, 2026. The newly assessed values will be used to calculate tax bills beginning in summer 2026 and will remain in place until the next revaluation cycle, with a few important exceptions, such as for new construction.

What is reappraisal? How does it work?

Reappraisal (also known as revaluation) is a process that resets the value of all real property to its current market value. Real property includes all of the land and any structures permanently attached to the land in Bladen County. Real property is reviewed by a qualified appraisal firm using property listings, mapping programs, recent sales, and site visits as needed.

North Carolina General Statute 105-283 dictates how to conduct a revaluation of property. Data analysis is completed that considers the type, use, age, size, quality, style, condition, and location of property. An analysis is done of recent market sales, trends, replacement costs, and other factors to assist in the valuation of all property at its fair market value as of the date of the revaluation, January 1, 2026. A qualified appraisal firm uses this analysis to establish standards of mass appraisal.

What is market value?

Market value is the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used.

However, the market value of your property is not determined solely on any individual sale, including the price you paid for it. For instance, the cost of property bought at a foreclosure sale would not be an accurate reflection of that property's market value. The market as a whole must be examined in order to assess properties equitably, with similar sales and transactions being compared in order to value property in terms of what are reasonable and typical in the market for its type and location.



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Are there any circumstances in which values would change before the next reappraisal?

There are a few circumstances in which a tax value would change before the next reappraisal. For example, these may include new construction or a change in zoning. When either of these occurs to an individual property, its market value is adjusted using the rates developed during the last revaluation.

How does reappraisal benefit homeowners?

Property taxes are based on property values. Without periodic reappraisals, some property owners would pay relatively more while others would pay relatively less. Revaluation resets property values to their current market value so that the property tax burden is equitable for all taxpayers.

How are appraisal and taxation related?

Appraisal and taxation are separate issues. Tax rates are not a consideration and play no part in the reappraisal process.

Will my tax bill change?

Not necessarily. The annual tax bill for each property is calculated by multiplying the tax value by the tax rate, which is determined each year by each taxing jurisdiction. Some tax bills will go up, some will go down, and some will stay about the same. The increase or decrease of the tax base is not a consideration in establishing current market values.

What are the qualifications of your appraisal firm? How are they trained?

Piner Appraisal Inc has been contracted by Bladen County to provide a qualified team of real estate appraisers, data entry staff, and any other necessary persons to complete the 2026 revaluation. The staff is both well-trained and professional, with years of combined experience. Appraisers must pass a series of educational courses and a comprehensive examination to meet certification requirements. They also have ongoing education and training requirements.

What is this notice I received?

This is the revaluation notice for the 2026 tax year. A separate notice will be received for each parcel of real property you own in Bladen County.



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Do I need to do anything with this revaluation notice?

If you are satisfied with your value, you DO NOT need to return anything to our office or complete any of the information on your revaluation notice. This notice is simply intended to inform you of the new assessed value.

What was the valuation on my property last year?

Prior year assessments can be found listed on previous year's property tax bills or may be viewed online, at <http://bladen.ustaxdata.com/>. You may also request this information from our office.

Why is there such a change in my value from 2025?

Remember that the tax value used for 2025 was the appraised value from the last county-wide revaluation in 2022. In the following years, some property values have gone up or down significantly.

How do I know if I should appeal?

The Bladen County Tax Administration Office is committed to working with all property owners to ensure that every property is appraised at a reasonable estimate of its January 1, 2026 market value. If you believe the 2026 appraised value of your property is not a reasonable estimate of this value, you have the right to appeal the value.

While we understand some taxpayers may have concerns about affordability and changes in property tax amounts, these are not grounds for an appeal. Valid grounds for an appeal would include inequitable assessment with comparable properties or errors on the tax record card.

Before you submit an appeal, we ask that all property owners review the information we have on file for your property. You may request a copy of your property record card from our office.

When can I appeal?

Appeals should be submitted by April 10, 2026. Taxpayers are encouraged to submit their appeals as quickly as possible to ensure that any issues with their property are resolved in a timely manner.



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How can I appeal?

You will need to FULLY complete the bottom portion of the form. You will detach that portion of the form and submit it to our revaluation team for review. Make sure that you include the requested contact information. You may either:

- Mail this detached portion of the form to the revaluation team. Mailing address is P.O. Box 774 Elizabethtown, NC 28337.
- Drop this form off at our office located at 201 E King Street Elizabethtown, NC 28337. A box marked for this purpose will be located in the lobby.
- Drop this form off in the drop box located in the parking lot behind the Bladen County Courthouse.

You will need to provide supporting documentation to support your appeal, such as recent private fee appraisals, data on comparable sales in the area, land surveys, photographs of any major structural damages or excessive physical repairs needed.

The revaluation team will contact you regarding your appeal.

How do I know what my tax bill will be?

The Bladen County Board of Commissioners will set the tax rate in June of 2026. The rate will be based on the annual budget established by the County of Bladen for the relevant fiscal year. Property owners will not know the tax amount due until the tax rate has been established.