

Understanding your Property Tax Bill

DATE OF NOTICE: August 1, 2025 or scan the QR code. 

A BILL NUMBER		B PROPERTY DESCRIPTION		C SIZE (ACRES/LOT)	
00022222788-2025-2025-0000		33 PH 89 CHURTON GROVE P106/25		0.49	
D PIN (PARCEL IDENTIFICATION NUMBER)		E PRIMARY PHYSICAL ADDRESS			
987555222330		102 ROLLER DERBY CT HILLSBOROUGH NC 27278			
F REAL PROPERTY VALUE	G REAL PROPERTY DEFERRED VALUE	H REAL PROPERTY ASSESSED VALUE *	I PERSONAL PROPERTY ASSESSED VALUE	J EXEMPTIONS & EXCLUSIONS VALUE	K TOTAL ASSESSED VALUE **
693,500	0	693,500	0	0	693,500
* REAL PROPERTY ASSESSED VALUE = REAL PROPERTY VALUE - REAL PROPERTY DEFERRED VALUE					
** TOTAL ASSESSED VALUE = REAL PROPERTY ASSESSED VALUE + PERSONAL PROPERTY ASSESSED VALUE - EXEMPTIONS & EXCLUSIONS VALUE					
L JURISDICTION & TAX/FEE TYPE		M TAX RATE PER \$100/FEE RATE	N HOW YOUR COUNTY REVENUE IS SPENT		
ORANGE TAX		0.6383	Education.....		38.08%
ORANGE SW PROGRAMS FEE		\$138.00	Human Services		18.16%
ORANGE FIRE TAX		0.0921	Public Safety.....		14.24%
			Support Services		5.88%
			Community Services.....		5.53%
			County Debt & Transfers		13.28%
			General Government.....		4.43%
			Total.....		100.0%
TOTAL BEFORE PAYMENTS/CREDITS			\$	5,203.32	
PAYMENTS/CREDITS			\$	3,497.46	
O TOTAL AMOUNT DUE			\$	1,705.86	
DUE DATE			SEPTEMBER 1, 2025		
PAST DUE AFTER			JANUARY 5, 2026		

PLEASE READ IMPORTANT PAYMENT AND ESCROW INFORMATION ON BACK.

RETAIN THIS TOP PORTION FOR INCOME TAX PURPOSES

▼ RETURN BOTTOM STUB WITH YOUR PAYMENT ▼

12509PPTN FEE 5/7/25 CMYK Part 3.5

Property owners in Orange County began receiving their property tax bills on July 31. The bill contains the property taxes due to each taxing jurisdiction based on the location of the property. For example, all taxpayers in the county will pay the Orange County tax due. Taxpayers who live within the municipal boundaries of Chapel Hill, Carrboro, Hillsborough, and Mebane will also have a tax due to one of those municipalities. Orange County collects taxes and fees on behalf of all tax districts in the county and then distributes the appropriate amount back to each tax district.

The top of the bill contains descriptive information about the property you own.

- A. **BILL NUMBER:** This is the unique number assigned to your tax bill.
- B. **PROPERTY DESCRIPTION:** This is the legal description of your property as it is recorded on official land records.
- C. **SIZE:** This is the size of the property that is being assessed (expressed in lots or acres).
- D. **PIN (PARCEL IDENTIFICATION NUMBER):** This is a unique number used to identify the parcel of land you own.
- E. **PRIMARY PHYSICAL ADDRESS:** This is the address of the property being assessed. If vacant land is being assessed (which has no address), it would be represented as unassigned.
- F. **REAL PROPERTY VALUE:** This is the value assigned to your property by the Orange County Tax Office based on the estimated market value of your property. This amount will be different this year than it was last year based on the results of the countywide revaluation.

The goal of the revaluation is to make assessed values more reflective of market values. This is typically done every four years. Although the 2025 revaluation followed this schedule, the county was also mandated by the N.C. Department of Revenue to conduct the revaluation for 2025 because the difference between assessed values and market sales reached a threshold that requires counties to conduct a revaluation. To learn more

about the revaluation process, please visit the Revaluation Website (www.orangecountync.gov/Revaluation)

- G. **REAL PROPERTY DEFERRED VALUE:** This is the amount of value that is temporarily excluded from taxation, usually under a specific program — such as for historic properties, or other qualifying uses. The tax on this portion is deferred, not eliminated, and may become due if the property no longer qualifies.
- H. **REAL PROPERTY ASSESSED VALUE:** This is the assessed value that remains after any deferrals are subtracted.
Formula: Real Property Value – Deferred Value = Assessed Value
- I. **PERSONAL PROPERTY ASSESSED VALUE:** This is the taxable value of personal property, such as vehicles, boats, trailers, or business equipment. Like real property, it's based on current market value. Unlike real property, personal property is assessed annually.
- J. **EXEMPTIONS & EXCLUSIONS VALUE:** This is the value of property that is excluded from taxation due to qualifying for exemptions, such as Homestead or disabled veterans' exemptions. These amounts are deducted from the total assessed value before taxes are calculated.
- K. **TOTAL ASSESSED VALUE:** This is the final total value of all taxable property, including both real and personal property, after all deferrals, exemptions, and exclusions have been applied. This is the number used to calculate your property tax.

The bottom portion of the bill contains information on the name of the taxing jurisdiction or district and the type of tax or fee being charged, the tax rate established by each taxing jurisdiction, and the resulting amount of tax or fee due.

L. JURISDICTION & TAX/FEE TYPE: This is the unit of government receiving the taxes due to that unit. As noted, the tax bill you receive represents the combination of taxes due to more than one tax district depending on the location of the property you own.

M. TAX RATE PER \$100/FEE RATE: This is the tax rate per \$100 of assessed value as determined by the governing board of each tax district.

The amount of tax due to each tax district is derived using the formula:

$$\text{Assessed Value} \times \text{Tax Rate per } \$100 \text{ of Value} = \text{Taxes Due to the Tax District}$$

For example, the adopted Orange County tax rate is 0.6383 per \$100 of value. To determine the amount of Orange County tax due, you can divide the assessed value by \$100 (\$450,000/\$100 = \$4,500) and multiply that number by the tax rate (\$4,500 X 0.6383 = \$2,872.35). Given the assessed value of your property and the tax rate adopted by the Board of Commissioners (0.6383), your total county tax is \$2,872.35. The same methodology can be applied to the other tax districts to determine the amount of taxes due to those other jurisdictions.

If you compare this rate to last year's rate, you will notice that the rates are lower yet the taxes due may be higher. This is due to two factors.

- a. First, the rate is lower because of an adjustment that occurs following a revaluation. As total assessed value in the tax district increased following the revaluation, the initial tax rate is adjusted downward to the revenue-neutral rate.

After a revaluation, the governing board of each tax district is required to publish the revenue-neutral tax rate or the rate that will produce the same amount of tax revenue that was produced in the prior year after accounting for natural growth in the tax base.

The revenue-neutral rate is determined by a state mandated formula, and the governing board of the tax district cannot change the published revenue-neutral rate.

There is no requirement to use the revenue-neutral rate when setting the tax rate in a revaluation year. Although each tax district is required to publish the revenue-neutral rate, the governing board of each tax district ultimately decides the final tax rate which can be higher or lower than the initial revenue-neutral rate based on the priorities of the governing board.

Total tax revenues for each tax district are calculated using the following formula:

$$\text{Total Assessed Value} \times \text{Tax Rate per } \$100 \text{ of Value} = \text{Total Tax Revenue}$$

The following tables detail the initial revenue-neutral tax rate and the final rate adopted by the governing board of that tax district.

COUNTY AND MUNICIPAL TAX RATES

Tax District	Revenue-Neutral Tax Rate per \$100 of Value	Adopted Tax Rate per \$100 of Value	Increase Above Revenue-Neutral
Orange County	0.6264	0.6383	0.0119
Town of Chapel Hill	0.4420	0.5000	0.0580
Town of Carrboro	0.4681	0.5653	0.0972
Town of Hillsborough	0.4560	0.5130	0.0570
City of Mebane	0.4039	0.3700	-0.0339

SPECIAL DISTRICT TAXES

Tax District	Revenue-Neutral Tax Rate per \$100 of Value	Adopted Tax Rate per \$100 of Value	Increase Above Revenue-Neutral
Chapel Hill-Carrboro City Schools District Tax	0.1434	0.1479	0.0045
Chapel Hill Downtown Service District	0.0550	0.0550	0

FIRE DISTRICT TAX RATES

Fire District	Revenue-Neutral Tax Rate per \$100 of Value	Adopted Tax Rate per \$100 of Value	Increase Above Revenue-Neutral
Cedar Grove Fire	0.0654	0.0754	0.0100
Chapel Hill Fire	0.1079	0.1150	0.0071
Damascus Fire	0.0979	0.1020	0.0041
Efland Fire	0.0738	0.0838	0.0100
Eno Fire	0.0871	0.0871	0
Little River Fire	0.0535	0.0535	0
New Hope Fire	0.1015	0.1250	0.0235
Orange Rural Fire	0.0821	0.0921	0.0100
Orange Grove Fire	0.0581	0.0700	0.0119
South Orange Fire	0.0667	0.0817	0.0150
South Triangle Fire	0.0875	0.1020	0.0145
White Cross Fire	0.1030	0.1400	0.0370

- b. The second factor affecting the amount of tax due is the assessed value of your property. In many cases, the assessed value of properties in Orange County increased following the revaluation, so although the tax rate is lower, the total amount of tax due could be higher than it was last year.

N. HOW YOUR COUNTY REVENUE IS SPENT: Your tax dollars help fund the essential services and programs that keep Orange County running. This is a general breakdown of how county revenue is used. It does not include services funded through taxes collected by the towns or other tax districts.

O. TOTAL AMOUNT DUE: This is the amount of property tax or fee due. It represents the total property taxes and fees due to each tax district. Orange County collects the total tax paid and then distributes the appropriate amount of revenue to each tax district.