

# The Orange County Government Gazette

Serving Orange County Residents since 1752

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## Understanding Your Property Tax Bill

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. If the property is located within the municipal boundaries of Chapel Hill, Carrboro, Hillsborough, and Mebane there is also 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 corresponding 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 passed the legal threshold. To learn more about the revaluation process, please visit the Revaluation Website ([www.orangecountync.gov/Revaluation](http://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 revalued annually.

**J. EXEMPTIONS & EXCLUSIONS VALUE:** This is the value of property that is excluded from taxation due to qualifying 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:

**Assessed Value X Tax Rate per \$100 of Value = Taxes Due to the Tax District**

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.

1. 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

DATE OF NOTICE: August 1, 2025		or scan the QR code.	
<b>A</b> BILL NUMBER 0002222788-2025-2025-0000	<b>B</b> PROPERTY DESCRIPTION 33 PH 89 CHURTON GROVE P106/25	<b>C</b> SIZE (ACRES/LOT) 0.49	
<b>D</b> PIN (PARCEL IDENTIFICATION NUMBER) 98755522330	<b>E</b> PRIMARY PHYSICAL ADDRESS 102 ROLLER DERBY CT HILLSBOROUGH NC 27278		
<b>F</b> REAL PROPERTY VALUE 693,500	<b>G</b> REAL PROPERTY DEFERRED VALUE 0	<b>H</b> REAL PROPERTY ASSESSED VALUE 693,500	<b>I</b> PERSONAL PROPERTY ASSESSED VALUE 0
<b>J</b> EXEMPTIONS & EXCLUSIONS VALUE 0	<b>K</b> TOTAL ASSESSED VALUE 693,500		
<b>L</b> JURISDICTION & TAX/FEE TYPE	<b>M</b> TAX RATE PER \$100/FEE RATE	<b>N</b> 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	13.29%
		General Government	4.43%
		Total	100.0%
<b>O</b> TOTAL AMOUNT DUE	\$ 1,705.86		
	DUE DATE	SEPTEMBER 1, 2025	
	PAST DUE AFTER	JANUARY 5, 2026	

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:

**Total Assessed Value X Tax Rate per \$100 of Value = Total Tax Revenue**

2. 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 corresponding amount of revenue to each tax district.



Orange County  
**Community Giving Fund**



Find out more: [orangecountync.gov/CGF](http://orangecountync.gov/CGF)

## SHRED-A-THON

**Bring your confidential documents for FREE & SAFE destruction and recycling.**  
*Orange County residents (including Chapel Hill in Durham County), small businesses and local government employees only.*

**Sat., September 6**  
Eubanks Park & Ride Lot  
1768 Eubanks Road  
Chapel Hill  
10am - 2pm (or until capacity is met)

**Wed., September 17**  
Walnut Grove Waste & Recycling Center  
3605 Walnut Grove Church Road  
Hillsborough  
10am - 2pm (or until capacity is met)

**GUIDELINES**

- You must handle your own paper.
- Paper must be in clear plastic bags, paper bags, reusable bags, (up to 13 gal) or boxes (no larger than banker box). No black trash bags.
- Limit of 4 bags or boxes.**
- One trip per household or organization.
- Confidential paper only. No newspaper, receipts, junk mail, magazines or catalogs. No plastic or metal binders, plastic folders, plastic notebook covers, large metal clips, notebook rings, credit cards, or electronic media.



**(919) 968-2788**  
recycling@orangecountync.gov [orangecountync.gov/recycling](http://orangecountync.gov/recycling)

**Sign Up to Get Emergency Information Quickly in Orange County**




[orangecountync.gov/OCALERTS](http://orangecountync.gov/OCALERTS)

OC Alerts will give you critical, timely information about severe weather, road closures, missing persons, evacuations, and other important news.

You may choose to receive the messages via phone, email, text, or your preferred method of communication.

If we can't reach you, we can't alert you!




**Join us for a Town Hall Meeting on Homelessness in Orange County**

Learn more about the state of homelessness in Orange County, and how you can become more involved!

What can you do to help homelessness in Orange County? We want to hear your thoughts and ideas!

There will be an option to attend virtually and all are welcome!

For more information, contact Heather Pack Aponte at (919) 884-9213 or [hpackaponte@orangecountync.gov](mailto:hpackaponte@orangecountync.gov)

Watch on Facebook Live at **OCNCGov**



**Thursday, September 11 • 2:30-4pm**  
Drakeford Library Complex, 203 South Greensboro Street, 152 Multipurpose Room, Carrboro, NC





Registration not required, but appreciated:  
[www.orangecountync.gov/TownHall](http://www.orangecountync.gov/TownHall)

## Seymour Open House

We're opening our doors wide and inviting the community to experience all the exciting, inspiring, and enriching programs we offer!

Whether you're new to the Seymour Center or a familiar face, this is your chance to explore, engage, and enjoy everything that makes our center a vibrant hub for active living and connection.

**FREE!**

**Sunday, September 7 • 12-6pm**  
Seymour Center, 2551 Homestead Rd, Chapel Hill, NC



Registration open to the public through Eventbrite at  
[orangecountync.gov/SeymourOpenHouse](http://orangecountync.gov/SeymourOpenHouse)



**Apply to become a member of the Orange County Tax Assessment Work Group**

The Work Group will provide feedback and input to a consultant retained by the County to make recommendations on changes and enhancements to the tax assessment process that will improve and ensure the accuracy and fairness of property assessments.



**To apply, go to**  
[orangecountync.gov/Apply](http://orangecountync.gov/Apply)



For additional information contact Tara May at 919-245-2125 or [tmay@orangecountync.gov](mailto:tmay@orangecountync.gov).

**Are you feeling overwhelmed by the effects of Tropical Storm Chantal?**

Orange County Government has compiled a list of behavioral health resources to support you—whether you're in a crisis or just need help navigating non-emergency mental health and/or substance use services.

**You matter. Let's take care of each other.**



**Visit [orangecountync.gov/BehavioralHealth](http://orangecountync.gov/BehavioralHealth)**





## WE ARE HIRING!

To learn more about job opportunities available in Orange County Government, please visit [www.orangecountync.gov/Careers](http://www.orangecountync.gov/Careers) or contact the Human Resources Recruitment Manager at (919) 245-2557