

Cleveland County 2025 Property Tax BILL Reassessment Summary

Editor's Note: Robert A has reviewed all the various considerations regarding Cleveland County's careless and reckless spending and concluded that Cleveland County is already "financially broke." And the CC Commissioner's will have to raise everybody's Property TAX BILLS in 2025 to pay for the Commissioner's careless and reckless spending.

The CC Commissioners, bullied by the Tax and Spend Commissioner Chairman Kevin Gordon says the County is NOT Broke, but has refused at every opportunity to provided ANY proof at all that the CC is NOT Broke.

So, Robert A has looked up the state laws regarding Property Revaluation and so-called Revenue Neutral Calculation (Hey, if the County is NOT broke then taxpayers tax bills should NOT have to be raised. Except maybe a little for inflation. Which should be totally cancelled by the growth the Commissioners say they have brought to CC.

Therefore, Robert A has calculated, using the formulas provided by state agencies and calculated for himself what the revenue neutral Property Tax RATE would be for 2025-2026 and going forward. Basically, if the CC Tax RATE is NOT lowered enough to counter-act the 2025 property revaluation going UP, Cleveland County was indeed broke, just like Robert A has predicted. If the new 2025-2026 Property Tax Rate is above the calculated Revenue Neutral Property Tax Rate, then, the Commissioners have RAISED your property tax bills to pay for their careless and reckless spending.

Folks, Robert A's calculated Revenue Neutral Property Tax Rate, which includes the County Property Tax, the CCS School Tax and the Fire tax all combined is 48.08 Cents per \$100 Valuation. So, let's see what the Commissioners come with next month when the new budget and property tax rates are disclosed.

And, Robert A has another Prediction. Commissioners Deb Hardin and Doug Bridges will NOT be re-elected in 2026!!!

Robert A, s Revenue Neutral Calculation is shown below:

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Overview

In 2025, Cleveland County's tax base increased significantly due to a countywide property reappraisal. The tax base grew from \$10.49 billion in 2024 to \$16.25 billion in 2025 – a 55% increase in taxable value.

This growth creates both an opportunity and a responsibility. State law requires the calculation of a **revenue-neutral tax rate** to ensure that higher property values do not automatically lead to higher tax bills.

Tax Rates Under County Control

The Cleveland County Board of Commissioners only sets the following tax rates:

1. County Tax
2. School Tax
3. County Fire Tax

The County Water Tax is managed by a separate board and should not be included when evaluating tax impacts from reassessment.

Revenue Comparison (Rates Controlled by Commissioners Only)

- 2024 County Tax Revenue: \$57,405,995
- 2024 School Tax Revenue: \$14,679,159
- 2024 County Fire Tax Revenue: \$4,511,263
- Total 2024 Controlled Revenue: \$76,596,417

If the current rates are kept the same in 2025:

- 2025 Controlled Revenue: \$117,528,723
- Increase: **\$40.93 million MORE** from the same taxpayers

Revenue-Neutral Tax Rate (As Required by NCGS § 159-11(e))

State law requires the county to calculate a rate that:

- Generates the same revenue as 2024
- Adds a reasonable growth factor to reflect new development (2% used here)

Calculation:

- $\$76,596,417 \times 1.02 = \$78,128,345$
- $\$78,128,345 \div \$16,251,925,667 = 0.004808$
- Converted to cents: **48.08 cents per \$100 valuation**

This is the **maximum fair rate** the County should adopt in 2025 to remain revenue-neutral under state law.

Commissioners say Casino Revenue Creates Flexibility

Cleveland County is expected to begin receiving casino revenue in 2025 – estimated at \$2 million annually, with potential to grow.

This new source of income can be used to:

- Lower the tax rate **below** revenue-neutral
- Offset operational costs
- Provide real relief to taxpayers without cutting services

Conclusion

- Leaving the rate unchanged would increase taxes by over \$40 million
- A **revenue-neutral rate of 0.4808** is what state law supports
- Casino funds can strengthen the budget **without raising taxes**

Editor's NOTE: WHAT CASINO FUNDS??? The Casino is on Indian Nation Property and not subject to County taxation. SOMETHING is "Fishy" here.

The reassessment is not supposed to be a revenue windfall. Tax fairness, not excess, should guide the 2025 rate.

Disclaimer

This summary was prepared using publicly available information and best estimates based on the county's data. As a private citizen, I do not have access to all internal records, and some figures may reflect limits in transparency. However, this analysis follows North Carolina's revenue-neutral formula under NCGS § 159-11(e) and is intended as a responsible and good-faith starting point for discussion. If county officials have different figures, I welcome transparency and clarification so all residents can make informed judgments.

Robert A's Main conclusion: The NEW Property tax rate should be 48.08 CENTS per \$100 in valuation. That 48.08 cents includes Cleveland County Property Tax, the

CCS School Tax and the Fire Tax wherever there is a fire tax. ANYTHING MORE than that is a tax increase.

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