

Data used for this analysis was collected by the Orange County Tax Administration.



A look at the hard data

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
\$1,573,849,671	\$1,042,571,405	\$1,038,495,490	\$1,032,777,968	\$1,042,726,667	\$1,023,308,296	\$1,028,043,900	\$1,525,340,130	\$1,709,661,904	\$1,915,946,265
\$463,758,615	\$386,864,144	\$401,937,496	\$451,946,028	\$421,360,030	\$453,697,668	\$462,821,159	\$793,442,800	\$990,382,900	\$1,017,169,800
\$5,240,481,407	\$4,800,276,322	\$4,811,761,570	\$4,858,181,743	\$4,935,136,915	\$4,942,101,600	\$4,973,034,707	\$5,036,034,696	\$5,083,846,645	\$5,121,712,510
\$7,278,089,693	\$6,229,711,871	\$6,252,194,556	\$6,342,905,739	\$6,399,223,612	\$6,419,107,564	\$6,463,899,766	\$7,354,817,626	\$7,783,891,449	\$8,054,828,575
	A		Annana						
	\$1,573,849,671 \$463,758,615 \$5,240,481,407	\$1,573,849,671 \$1,042,571,405 \$463,758,615 \$386,864,144 \$5,240,481,407 \$4,800,276,322 \$7,278,089,693 \$6,229,711,871	\$1,573,849,671 \$1,042,571,405 \$1,038,495,490 \$463,758,615 \$386,864,144 \$401,937,496 \$5,240,481,407 \$4,800,276,322 \$4,811,761,570 \$7,278,089,693 \$6,229,711,871 \$6,252,194,556	\$1,573,849,671 \$1,042,571,405 \$1,038,495,490 \$1,032,777,968 \$463,758,615 \$386,864,144 \$401,937,496 \$451,946,028 \$5,240,481,407 \$4,800,276,322 \$4,811,761,570 \$4,858,181,743 \$7,278,089,693 \$6,229,711,871 \$6,252,194,556 \$6,342,905,739	\$1,573,849,671 \$1,042,571,405 \$1,038,495,490 \$1,032,777,968 \$1,042,726,667 \$463,758,615 \$386,864,144 \$401,937,496 \$451,946,028 \$421,360,030 \$5,240,481,407 \$4,800,276,322 \$4,811,761,570 \$4,858,181,743 \$4,935,136,915 \$7,278,089,693 \$6,229,711,871 \$6,252,194,556 \$6,342,905,739 \$6,399,223,612	\$1,573,849,671 \$1,042,571,405 \$1,038,495,490 \$1,032,777,968 \$1,042,726,667 \$1,023,308,296 \$463,758,615 \$386,864,144 \$401,937,496 \$451,946,028 \$421,360,030 \$453,697,668 \$5,240,481,407 \$4,800,276,322 \$4,811,761,570 \$4,858,181,743 \$4,935,136,915 \$4,942,101,600 \$7,278,089,693 \$6,229,711,871 \$6,252,194,556 \$6,342,905,739 \$6,399,223,612 \$6,419,107,564	\$1,573,849,671 \$1,042,571,405 \$1,038,495,490 \$1,032,777,968 \$1,042,726,667 \$1,023,308,296 \$1,028,043,900 \$463,758,615 \$386,864,144 \$401,937,496 \$451,946,028 \$421,360,030 \$453,697,668 \$462,821,159 \$5,240,481,407 \$4,800,276,322 \$4,811,761,570 \$4,858,181,743 \$4,935,136,915 \$4,942,101,600 \$4,973,034,707 \$7,278,089,693 \$6,229,711,871 \$6,252,194,556 \$6,342,905,739 \$6,399,223,612 \$6,419,107,564 \$6,463,899,766	\$1,573,849,671 \$1,042,571,405 \$1,038,495,490 \$1,032,777,968 \$1,042,726,667 \$1,023,308,296 \$1,028,043,900 \$1,525,340,130 \$463,758,615 \$386,864,144 \$401,937,496 \$451,946,028 \$421,360,030 \$453,697,668 \$462,821,159 \$793,442,800 \$5,240,481,407 \$4,800,276,322 \$4,811,761,570 \$4,858,181,743 \$4,935,136,915 \$4,942,101,600 \$4,973,034,707 \$5,036,034,696 \$7,278,089,693 \$6,229,711,871 \$6,252,194,556 \$6,342,905,739 \$6,399,223,612 \$6,419,107,564 \$6,463,899,766 \$7,354,817,626	\$1,573,849,671 \$1,042,571,405 \$1,038,495,490 \$1,032,777,968 \$1,042,726,667 \$1,023,308,296 \$1,028,043,900 \$1,525,340,130 \$1,709,661,904 \$463,758,615 \$386,864,144 \$401,937,496 \$451,946,028 \$421,360,030 \$453,697,668 \$462,821,159 \$793,442,800 \$990,382,900 \$5,240,481,407 \$4,800,276,322 \$4,811,761,570 \$4,858,181,743 \$4,935,136,915 \$4,942,101,600 \$4,973,034,707 \$5,036,034,696 \$5,083,846,645 \$7,278,089,693 \$6,229,711,871 \$6,252,194,556 \$6,342,905,739 \$6,399,223,612 \$6,419,107,564 \$6,463,899,766 \$7,354,817,626 \$7,783,891,449

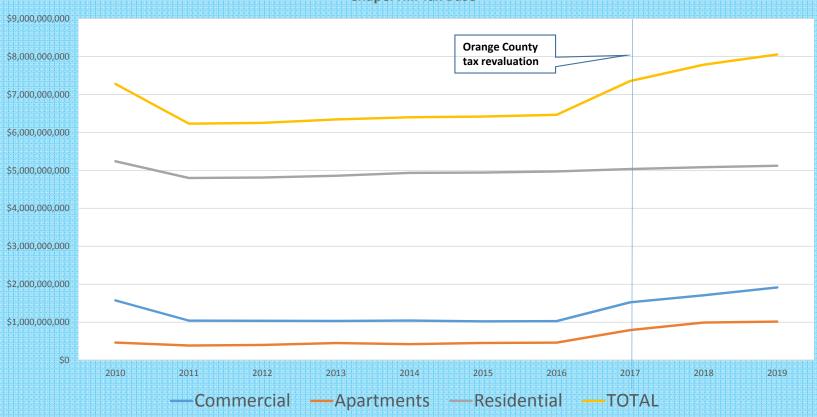
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
\$7,278,089,693	\$6,229,711,871	\$6,252,194,556	\$6,342,905,739	\$6,399,223,612	\$6,419,107,564	\$6,463,899,766	\$7,354,817,626	\$7,783,891,449	\$8,054,828,575

Recovery period

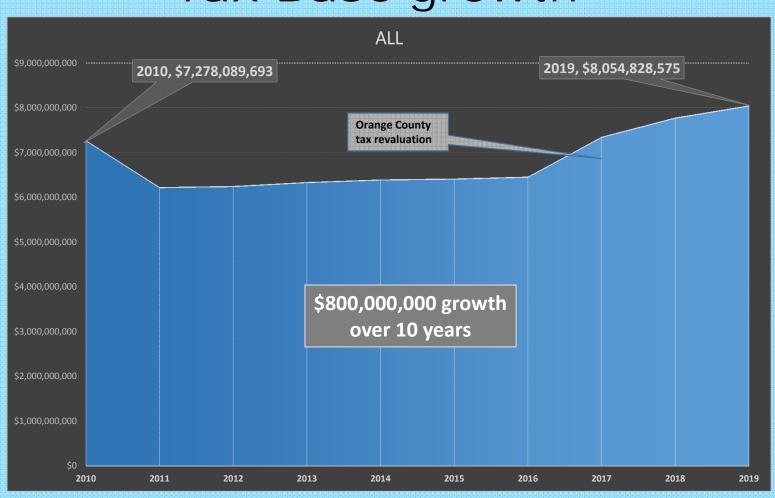


Looking at the 3 market segments





Tax Base growth

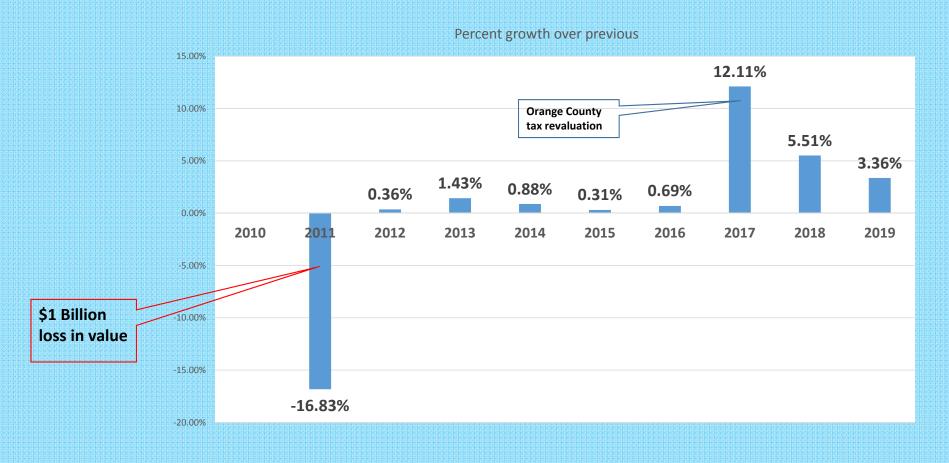


Growth of tax base in percentage

	2040	2011	2012	2040	2014	2015	2016	2017	2010	2040
Chapel Hill Tax Base	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
ALL	\$7,278,089,693	\$6,229,711,871	\$6,252,194,556	\$6,342,905,739	\$6,399,223,612	\$6,419,107,564	\$6,463,899,766	\$7,354,817,626	\$7,783,891,449	\$8,054,828,575
Percent growth over prev	vious	-16.83%	0.36%	1.43%	0.88%	0.31%	0.69%	12.11%	5.51%	3.36%

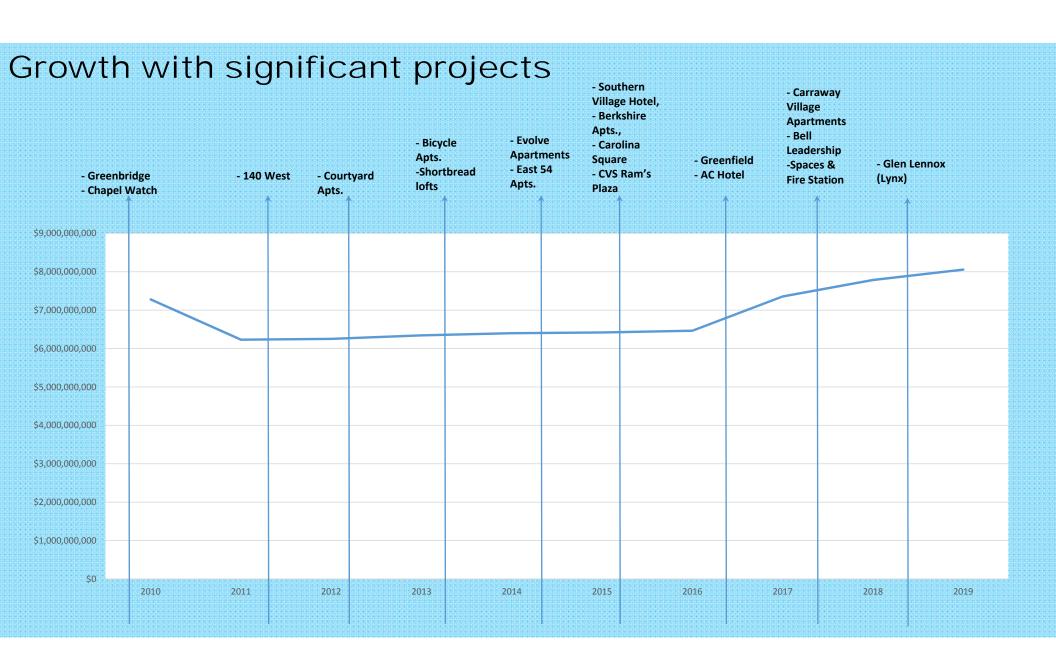
Orange County tax revaluation

Percentage growth over previous year



Growth by year

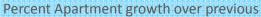


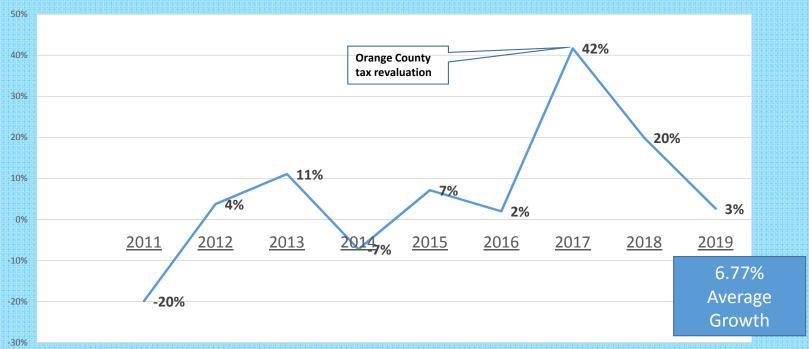


Annual Percentage growth for all market sectors

Apartments	\$463,758,615	\$386,864,144	\$401,937,496	\$451,946,028	\$421,360,030	\$453,697,668	\$462,821,159	\$793,442,800	\$990,382,900	\$1,017,169,800
Percent Growth over previous		-0.199	0.038	0.111	-0.073	0.071	0.020	0.417	0.199	0.026
				Growth 2010 - 2019						
				54.41%						
Chapel Hill Tax Base	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Commercial	\$1,573,849,671	\$1,042,571,405	\$1,038,495,490	\$1,032,777,968	\$1,042,726,667	\$1,023,308,296	\$1,028,043,900	\$1,525,340,130	\$1,709,661,904	\$1,915,946,265
Percent Growth over previous		-50.96%	-0.39%	-0.55%	0.95%	-1.90%	0.46%	32.60%	10.78%	10.77%
				Growth 2010 - 2019						
				17.86%						
Chapel Hill Tax Base	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Residential	\$5,240,481,407	\$4,800,276,322	\$4,811,761,570	\$4,858,181,743	\$4,935,136,915	\$4,942,101,600	\$4,973,034,707	\$5,036,034,696	\$5,083,846,645	\$5,121,712,510
Percent Growth over pr	evious	-9.17%	0.24%	0.96%	1.56%	0.14%	0.62%	1.25%	0.94%	0.74%
				Growth 2010-2019						
				-2.32%						

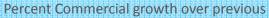
Apartments Percent of growth over previous year

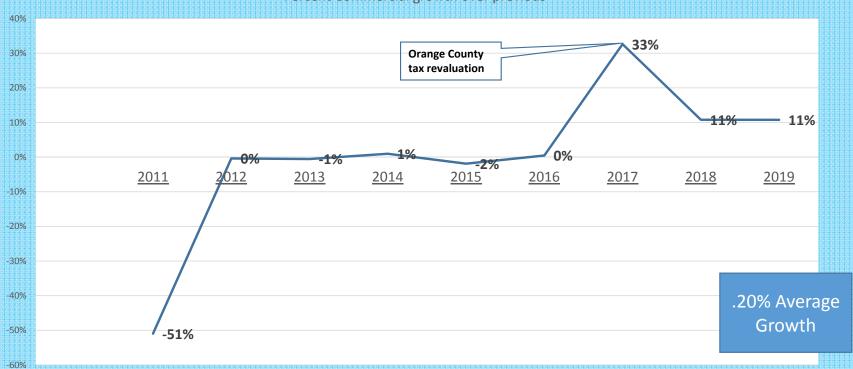




Commercial

Percent of growth over previous year

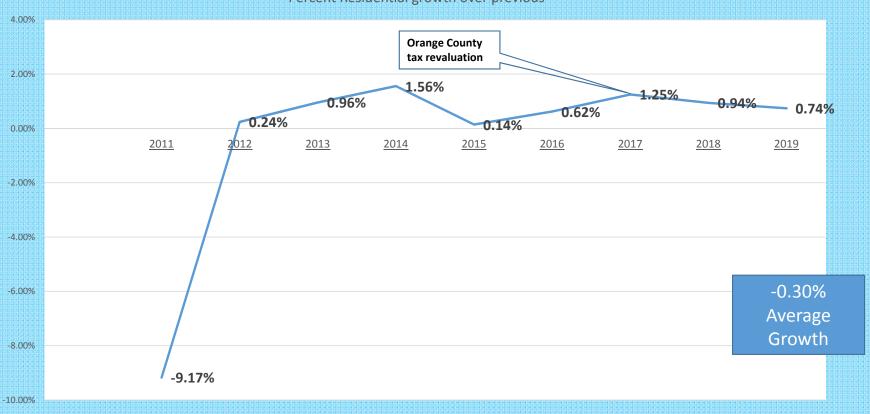




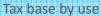
Residential

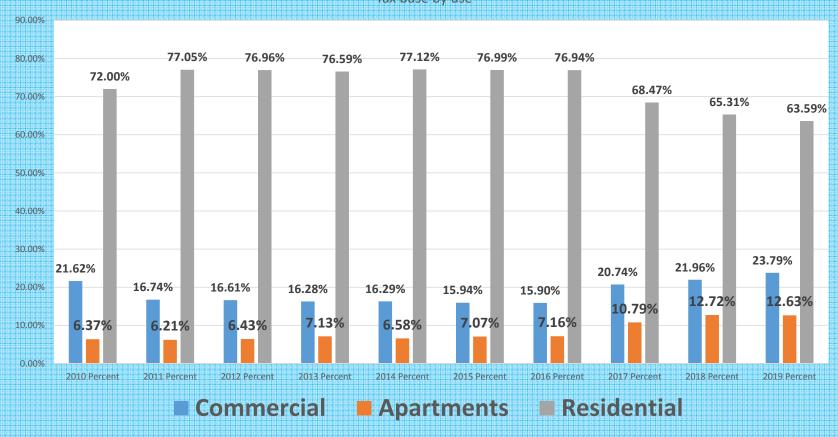
Percent of growth over previous year

Percent Residential growth over previous



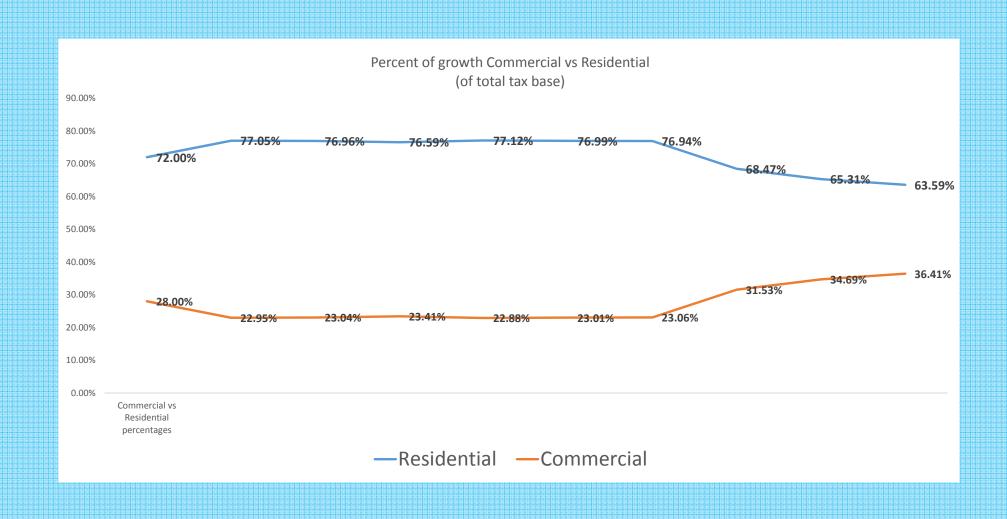
Percentage of Tax Base by Use



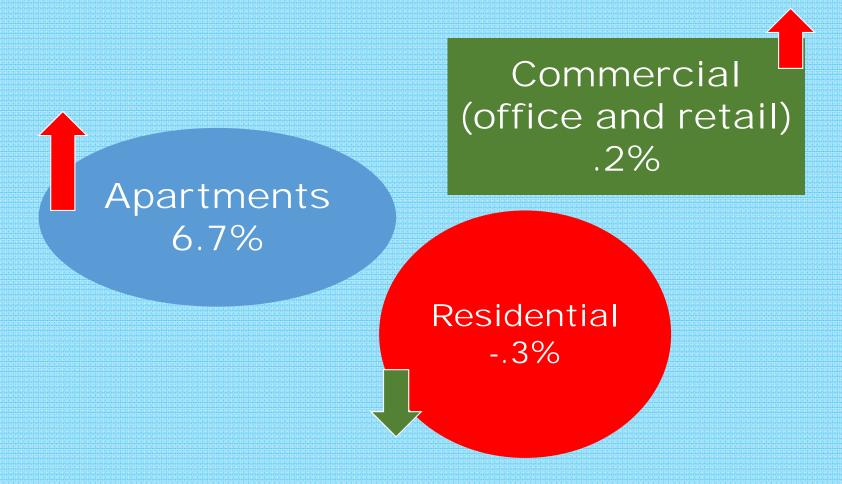


Percentage of by type over previous year

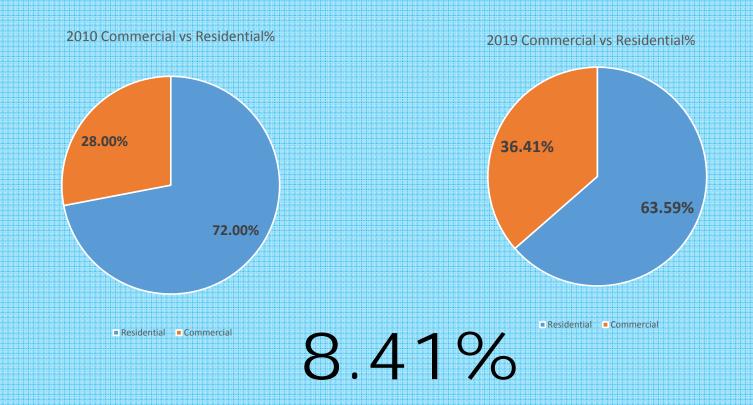
Chapel Hill Tax Base	2010 Percent	2011 Percent	2012 Percent	2013 Percent	2014 Percent	2015 Percent	2016 Percent	2017 Percent	2018 Percent	2019 Percent
Commercial	21.62%	16.74%	16.61%	16.28%	16.29%	15.94%	15.90%	20.74%	21.96%	23.79%
Apartments	6.37%	6.21%	6.43%	7.13%	6.58%	7.07%	7.16%	10.79%	12.72%	12.63%
Residential	72.00%	77.05%	76.96%	76.59%	77.12%	76.99%	76.94%	68.47%	65.31%	63.59%
TOTAL	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%



Average growth by market sector 2010-2019



^{*} Based on overall value of market



Growth in Commercial Tax Base Dollar value

Key points:

- 1. The number of years to recover from the last economic downturn
- 2. Growth in Commercial Base (retail &office) was limited
- 3. Decline in Residential value
- 4. 8.4% growth in overall commercial base
- 5. The shift is Residential/Commercial over the last 10 years



Questions?

