

# FY 23-24 BUDGET:

## Residents Review

# Southern Pines

NORTH CAROLINA



Maintains existing services & staff



Tax rate drops to \$0.29



Capital projects funded



Funds new programs & positions



25% reserved for fund balance



Funds all debt payments

# \$26.7M

## IN EXPENDITURES

# \$2.06M

## CAPITAL PROJECTS TRANSFERS

# \$6.68M

## "RAINY DAY" FUND

# \$441K

## AVAILABLE FUND BALANCE



Want more detail? View the full budget at [sopinesnc.info/budget](http://sopinesnc.info/budget)

## Why does my property have a new assessed value & what does this mean?

North Carolina law requires that each county "revalue" properties at least once every 8 years. This means that the county tax department figures out the current market value of each property and this becomes the new "assessed value." Moore County last revalued properties in 2019. With this year's revaluation process, all properties across Moore have been set to a 2023 value.

## How did Southern Pines properties change?

Based on the re-valuation changes for all properties (residential, commercial, industrial, and vacant), the Southern Pines "tax base" increased by 46%. The tax base is the combined value of every property in Southern Pines. This year, the tax base is \$4.36 billion. This is 46% higher than the 2022 base of \$2.98 billion.

In 2022, the average house value in Southern Pines was \$324,146.



Using this 46% increase, that same home could now be valued at \$473,253.



If you bought your home since 2019 or did a renovation that required a building permit, Moore County received that data and updated your value at that time based on the sales price or the value of your newly renovated home. This means that your new 2023 value may have increased by less than 46% since it has not been 4 years since your property was last reviewed.

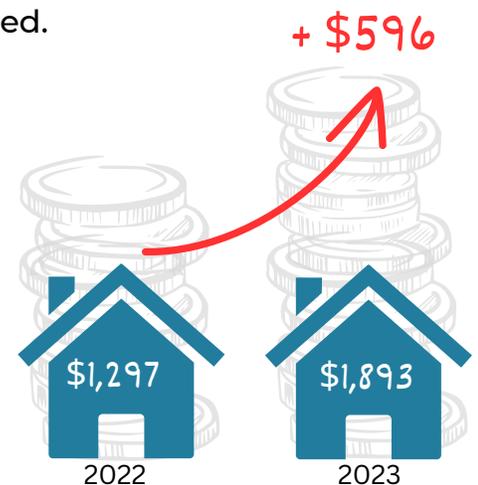
If you moved to your home before 2019 and haven't done any major projects, your assessed value might have grown by more than 46%. The market has changed a lot in 4 years and your 2023 value is based on the amount that the Moore County Tax Department estimates you could sell your property for now.

## Will my property taxes go up this year?

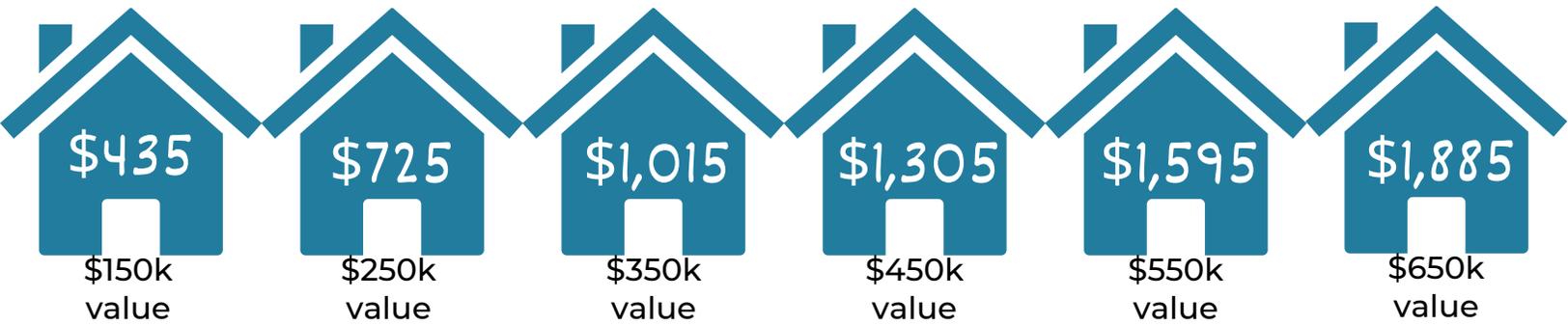
The simple answer is, it depends. Knowing that the tax digest grew by 46%, the Town is taking action to help taxpayers avoid large increases in their property tax bills.

The Town is lowering the 2023 tax rate from 40 cents to 29 cents. Why 11 cents? 29 cents is the "revenue neutral" rate using the new digest, which will keep the Town's property taxes level with last year. Using the \$4.36 billion digest, 29 cents will allow the Town to collect about the same amount of property taxes as 2022 with a rate of 40 cents. It's not exactly the same, since additional property taxes from new construction will also be collected.

The graph at right shows the impact of lowering the tax rate to 29 cents, using the example of the average home changing from \$324k to \$473k. In 2022, that homeowner would have paid \$1,297 in Town taxes with a 40-cent rate and \$324k value. If that same home is now \$473k and the tax rate was still 40 cents, the Town taxes would be \$1,893 this year. Instead, with the 29-cent rate, the Town taxes would be \$1,382 even with the higher 2023 value.



# Estimated TOSP property tax bills with a 29-cent rate



## What is the formula to calculate my property taxes?

Use the formula below to calculate the amount of property taxes owed to Southern Pines in 2023. Moore County also collects property taxes so this formula *only* applies to the portion of the tax bill that is owed to Southern Pines.

$$\left( \frac{\$452,555 \text{ ASSESSED VALUE}}{100} \right) = \$4,525.55 \times 0.29 \text{ TAX RATE} = \$1,312.41 \text{ OWED TO TOSP}$$

## How does the Town spend its money?

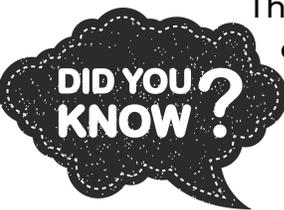
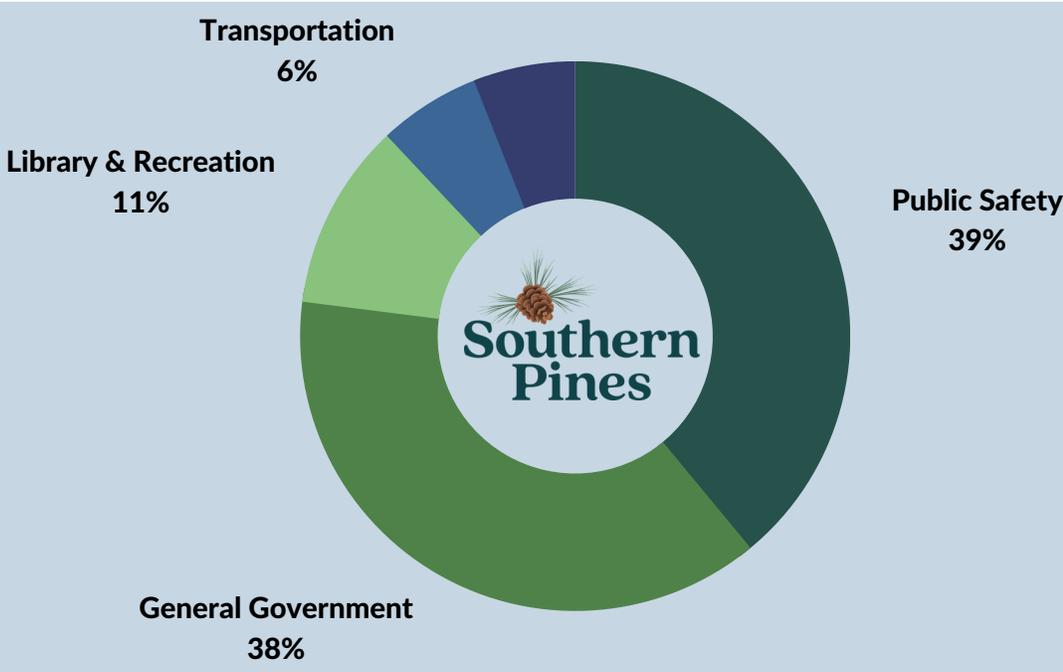
The FY 23-24 budget is based on \$26.7 million in expenditures between July 1, 2023 and June 30, 2024. Here is how those expenses are broken down, including a rough idea of how your property taxes would be applied if your bill was \$1,312.14 from the formula above.

**Southern Pines**  
NORTH CAROLINA

2023 PROPERTY TAX RECEIPT

Public Safety.....	\$511.84
General Government.....	\$498.72
Library & Recreation.....	\$144.37
Transportation.....	\$78.77
Planning & Inspections.....	\$78.77
<b>TOTAL.....</b>	<b>\$1,312.41</b>

*thank you!*



There is a "homestead exclusion" that can reduce the amount of taxes certain property owners will pay? There are 3 criteria and ALL must have been met by January 1, 2023:

- 1) 65 years or older OR totally & permanently disabled
- 2) 2022 gross income of \$33,800 or less and
- 3) Moore County resident.

June 1 is the deadline to apply if you don't have this exclusion. Call Moore County at 910-947-2255.



## Solid Waste

Fee increases on July 1 to \$17.00  
\$0.50 increase/month

All garbage & recycling must be at the curb starting July 3 for collection

TOSP staff will begin collecting yard waste January 1, 2024 - no service changes



## Water & Sewer

\$21.58 base rate  
\$0.83 increase/month

4% increase to consumption rates

\$2.93 increase/month for average water & sewer customer (5,000 gallons)



## Library & Recreation

Free SPPL cards for residents & business owners

Late fees ended in 2022

Season passes & punch cards now available for pool

Resident discounts on recreation programs & rentals



## How Can We Help?

Town of Southern Pines  
Main Phone: 910-692-7021

## Leadership Team

Town Manager: Reagan Parsons  
Assistant Town Manager: Jessica Roth  
Assistant Town Manager & Fire Chief: Mike Cameron

Administrative Services & HR: Bruce Rosenberger  
Finance & Utility Billing: Tess Brubaker-Speis  
IT & GIS: Nedra Norton  
Library: Amanda Brown  
Parks & Recreation: Cindi King  
Planning: B.J. Grieve  
Police: Chief Nick Polidori  
Public Works: Cory Albers  
Utilities & Engineering, James Michel, P.E.



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