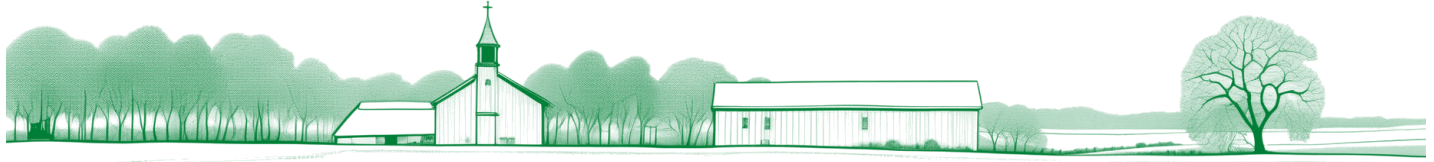




THINKING ABOUT BERTIE COUNTY?

Bertie County: 10 Questions Buyers Ask

Straight answers to the questions people ask most about buying a home in Bertie County, NC.



The full Bertie County guide. Scan for the neighborhoods, prices, financing and history behind these answers on bertiecountybuyersbrief.com.

Questions? Call or text Travis at (252) 202-4945.

1. Where can I find crime statistics for Bertie County?

Crime figures for Bertie County come from the National Incident-Based Reporting System: local law enforcement agencies report to the NC State Bureau of Investigation, and the state's NC Justice Data Portal publishes county-level dashboards that are refreshed every quarter. For questions about a specific area, the Bertie County Sheriff's Office is at 222 County Farm Rd. in Windsor, (252) 794-5330.

Source: co.bertie.nc.us; ncdps.gov

2. How far is Windsor from Greenville, Norfolk and Raleigh?

Bertie County's transportation page lists the nearest airports in Greenville (40 miles), Norfolk (85 miles) and Raleigh (110 miles). US 13 and US 17 run through the center of the county, and Interstate 95 is about 50 miles west of the county. Drive times depend on where in the county you start, so map the trip from the exact address.

Source: co.bertie.nc.us

3. What is the property tax rate in Bertie County?

Bertie County's rate for fiscal year 2026-27 is \$0.93 per \$100 of assessed value, so a home assessed at \$150,000 owes about \$1,395 a year in county tax. Inside a town you also pay the town rate; Windsor's was \$0.24 per \$100 in 2025-26, the latest year on the state's municipal table. A county fire protection service district adds \$0.0376 per \$100 where it applies (2025-26). Values were last reappraised in 2020, and the next reappraisal is scheduled for 2028.

Source: ncdor.gov · as of October 25, 2026 · check: ncdor.gov

4. What public schools serve Bertie County?

Bertie County Schools runs the county's public schools, including Bertie High School and Bertie Early College High School, Bertie Middle School and Colerain Elementary School. For test results and other data on any school, use the NC Department of Public Instruction's School Report Cards. Confirm the assigned school for a specific address with the district before you buy.

Source: bertie.k12.nc.us; dpi.nc.gov; ncfvapublicprod.ondemand.sas.com



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5. What do homes cost in Bertie County?

The Census Bureau's 2020-2024 American Community Survey puts the median value of owner-occupied homes in Bertie County at \$98,500 and the median gross rent at \$839, with a median household income of \$48,750. Those are owner and renter survey answers, not sale prices, so ask for recent closed sales near any home you are considering.

Source: census.gov · as of October 25, 2026 · check: census.gov

6. Who provides water in Bertie County, and how do I get a septic permit?

Bertie County Public Works runs the county water system and takes water bill payments (106 Dundee St., Windsor, 252-794-5350), and the Town of Windsor runs its own system on groundwater from wells in town. Septic permits go through the Environmental Health Division of Albemarle Regional Health Services (252-794-5322), which evaluates whether a lot can support a septic system and also oversees the construction of private drinking-water wells. Ask for the septic permit and any well records on a home before you close.

Source: arhs-nc.org; co.bertie.nc.us; windsornc.com

7. Is there a hospital in Windsor?

Yes. ECU Health Bertie Hospital at 1403 S. King St. in Windsor is a six-bed critical access hospital with an emergency department, inpatient and outpatient care, radiology, rehabilitation, lab work and a specialty clinic. ECU Health Medical Center in Greenville is the region's Level I Trauma Center for more serious injuries.

Source: ecuhealth.org

8. What is Bertie County known for, and what is there to do?

Bertie County was formed in 1722, and Windsor, the county seat, was incorporated in 1766. Its historic sites include Hope Plantation, the restored c. 1803 home of Governor David Stone four miles west of Windsor, the 1763 King-Bazemore House and the Sans Souci Ferry. It is farm country, with tobacco, corn, peanuts, cotton, wheat and soybeans among its main crops, and the Cashie River through Windsor is a kayaking route. About 17,100 people live in the county (Census estimate for July 1, 2025).

Source: census.gov; historichope.org; ncpedia.org; ncseagrant.ncsu.edu · as of October 25, 2026 · check: census.gov

9. Does Windsor flood?

The Cashie River does flood. The National Weather Service gauge on the Cashie near Windsor marks minor flooding at 8 feet, and its two highest crests on record are 18.52 feet on September 16, 1999, and 16.63 feet on October 9, 2016, the month Hurricane Matthew damaged roads, homes and downtown Windsor. Look up any parcel's flood zone on FEMA's Flood Map Service Center or NC's Flood Risk Information System, and get a flood insurance quote for that address before you commit.

Source: api.water.noaa.gov; fema.gov; fris.nc.gov; ncseagrant.ncsu.edu · as of October 25, 2026 · check: water.noaa.gov



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10. Can I get a USDA loan or down payment help in Bertie County?

USDA's property map shows no ineligible area in Bertie County, and the Guaranteed loan limit there is \$122,800 in maximum adjusted household income for 1 to 4 people and \$162,100 for 5 to 8 (as of 2026-10-24); run the exact address on the map before relying on it. NCHFA's NC Home Advantage Mortgage offers down payment help of up to 3% of the loan amount (income up to \$158,000), or first-time buyers and veterans can take a fixed \$15,000 instead (household income up to \$117,000 for 1 to 2 people, \$137,000 for 3 or more); the two can't be combined. Either one is a 0% forgivable second mortgage (a loan, not a grant), forgiven 20% a year at the end of years 11-15, and is repaid only if the home is sold, refinanced or transferred before year 15. A licensed mortgage broker can confirm which program fits your situation.

Source: eligibility.sc.egov.usda.gov; nchfa.com · as of October 24, 2026 · check: eligibility.sc.egov.usda.gov

More on Bertie County at bertiecountybuyersbrief.com. Questions while you work through this? Call or text Travis at **(252) 202-4945**, or the office at **(252) 632-8681**.

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