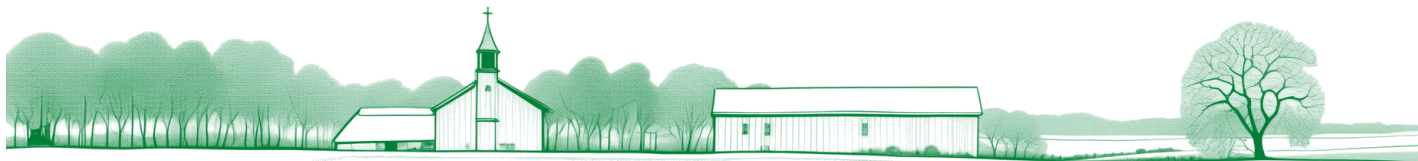




THINKING ABOUT PITT COUNTY?

Pitt County: 10 Questions Buyers Ask

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



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

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

1. Where can I find crime statistics for Greenville, NC?

Crime data for Pitt County is published on the NC Department of Public Safety's NC Justice Data Portal, which reports at the state and county level from incident reports local agencies send to the State Bureau of Investigation. Not every agency reports every year, so check the portal's reporting-agencies list for the year you look at. For a question about a specific area, contact the Pitt County Sheriff's Office or, inside a city or town, its police department.

Source: ncdps.gov; ncsbi.gov; pittcountysheriff.com

2. What is the property tax rate in Pitt County?

For the 2026 tax year Pitt County's rate is \$0.5663 per \$100 of value. Inside Greenville add the city's \$0.3954, and inside Winterville the town's \$0.45. Everywhere except Greenville there is also a \$0.0595 county-wide EMS rate, a fire service district rate applies depending on location, and bills can carry a \$144 flat household landfill fee.

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

3. Is Greenville, NC expensive to live in?

Census figures for 2020-2024 put the median value of an owner-occupied home at \$233,500 in Greenville, \$245,100 in Winterville and \$208,900 across Pitt County. Median gross rent was \$1,007 a month in Greenville and \$993 county-wide. These are survey estimates, not today's asking prices, so compare them with recent sales where you want to buy.

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

4. Does Greenville, NC flood?

Pitt County's planning office says flooding is one of the most frequent and costly hazards in eastern North Carolina, especially in low-lying areas near the Tar River and its tributaries. Current flood maps took effect June 19, 2020 for Greenville, July 7, 2014 for Winterville and January 17, 2025 for unincorporated Pitt County. FEMA lists Greenville in its Community Rating System at Class 5 (25% listed discount) and the county at Class 8 (10%); check the exact parcel on North Carolina's Flood Risk Information System and get a quote early.

Source: fema.gov; fris.nc.gov; pittcountync.gov · as of October 25, 2026 · check: fris.nc.gov



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5. Who provides utilities in Greenville, NC?

Greenville Utilities Commission provides electric, water, sewer and natural gas service to the City of Greenville and 75% of Pitt County. It is owned by the citizens of Greenville but runs under a separate charter from the NC General Assembly. Outside its area, ask the town or the seller which providers serve the property.

Source: guc.com

6. What internet providers serve Greenville and Pitt County?

Census estimates that 88.5% of Pitt County households, and 89.6% in Greenville, had a broadband subscription in 2020-2024. In June 2024 the state's Completing Access to Broadband program awarded a Pitt County project to Brightspeed. Check the exact address on the FCC National Broadband Map before you count on a provider.

Source: census.gov; ncbroadband.gov · as of October 25, 2026 · check: broadbandmap.fcc.gov

7. How are the schools in Greenville and Winterville?

The NC Department of Public Instruction publishes a School Report Card for every public school in the state, including Pitt County's. Look up the schools for a specific address on the NC School Report Cards site, and confirm the assigned schools with the school district before you buy, since assignments can change.

Source: ncfvapublicprod.ondemand.sas.com

8. What hospital serves Greenville and Pitt County?

ECU Health Medical Center in Greenville is the hospital the state lists in Pitt County. As of March 5, 2026 it is licensed for 847 general beds, 52 psychiatric beds and 75 rehabilitation beds.

Source: info.ncdhhs.gov · as of March 5, 2026 · check: info.ncdhhs.gov

9. How do I get a well or septic permit in Pitt County?

Pitt County Environmental Health requires a permit before a private drinking water well is installed, and also to repair, replace or abandon one. For septic, Environmental Health approval, including an Improvement Permit and Authorization to Construct, is required before a building permit is submitted. Call Environmental Health at 252-902-3200 for current fees and timelines.

Source: pittcountync.gov

10. Can I use a USDA loan in Greenville or Winterville?

USDA's property map puts Greenville, Winterville and the land around them in its ineligible area, about 11% of Pitt County's land, while the Ayden, Bethel, Farmville and Grimesland town centers test eligible; run the exact address on the map. USDA's Guaranteed limit for Pitt County is \$122,800 in maximum adjusted household income for 1 to 4 people and \$162,100 for 5 to 8 (as of October 24, 2026). NCHFA's fixed \$15,000 NC 1st Home Advantage Down Payment for first-time buyers and veterans is a 0% forgivable second mortgage (a loan, not a grant), forgiven 20% a year at the end of years 11-15; its Pitt income limits are \$114,000 for 1 to 2 people and \$131,000 for 3 or more, and it can't be combined with NCHFA's 3% assistance. 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



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More on Pitt County at pittcountybuyersbrief.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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