



KEY 2010 DATES AND INFORMATION

The enclosed notice is the appraisal of the fair market value of your property in Alexandria; it is not a bill. Your real estate tax bill will be determined when City Council sets the real estate tax rate.

FY 2011 BUDGET PROCESS

- » **February 9, 2010:** City Manager Presents Budget to City Council, 7 p.m.
- » **Wednesday, March 10:** Budget Public Hearing, 4 p.m.
- » **Saturday, March 13:** Budget Public Hearing: Set Maximum Tax Rate, 9:30 a.m.
- » **Tuesday, March 23:** Introduction of Tax Ordinances, 7 p.m.
- » **Saturday, April 17:** Public Hearing of Effective Tax Rate Increase, 9:30 a.m.
- » **Monday, May 3:** Special Council Meeting: Budget and Tax Rate Adoption, 7 p.m.

All meetings will be held in City Hall, 301 King St. For more information on the budget process, timeline, and work sessions, visit alexandriava.gov/Budget

REVIEW & APPEAL DEADLINES

- Request for Departmental Review*
Must be filed by **April 1, 2010**
- Appeal of Assessment to Board of Equalization*
Must be filed by **July 1, 2010**

For additional information regarding these deadlines and filing requirements, refer to the back of the Notice of Assessment.

COMMERCIAL REAL ESTATE ASSESSMENTS DROP; RESIDENTIAL ASSESSMENTS DECLINE AT A SLOWER PACE

Real property assessments in the City of Alexandria are trending similarly to assessments in other real estate markets. While the market in our area is stronger than in most other areas of the country, we have experienced a decline in property values.

- » For 2010, the tax base declined for the second year in a row.
- » Commercial properties experienced a drop of 8.6% and residential properties declined by 4.9% with a total tax base decline of 7.45%.

Residential properties experienced a more modest decline. The average value of single-family houses and condominium properties declined from an average of \$476,490 in 2009 to \$447,873 in 2010.

- » The average single-family house is assessed at \$612,749.
- » The average residential condominium is assessed at \$269,695.
- » For 2010, 89% of residential properties declined in value.

Commercial property assessments declined more drastically in 2010, and this decline was seen across all areas of the commercial market. The office building market, apartment, retail and hotel markets all experienced assessment reductions. In many cases, these are double-digit decreases. This decline in our commercial market is consistent with national market trends, which are a result of the instability in the credit markets.

The proposed FY 2011 budget reflects an increase in the real estate tax rate by 7 cents to 97.3 cents. The effect of

this proposed increase would be that the average homeowner would pay an increase of \$103 (2.4%) in real estate taxes compared to the prior year.

The decision on the City's real estate tax rate in FY 2011 will play a pivotal role in determining the extent to which City services can be maintained in this extremely difficult budget environment.

In the proposed budget for FY 2011, approximately 56% of the General Fund budget is slated to come from real estate taxes. Even with the proposed increase in the real estate tax rate, due to a decline in other revenues, the City's FY 2011 total General Fund budget is projected to increase only 0.8% compared to last year's approved budget. City Council will be carefully weighing a large number of operating budget reductions and a large number of capital investments to defer. The final tax rate to be applied will be determined by City Council as it balances the need for services with the ability of the community to pay for those services.

The proposed budget is online at alexandriava.gov/Budget.

REAL ESTATE ASSESSMENTS

301 King Street, Room 2600
Alexandria, VA 22314
703.746.4646
703.706.3979 (Fax)

alexandriava.gov/RealEstate

e-mail: realestate@alexandriava.gov
Monday - Friday, 8 a.m. - 5 p.m.

REAL PROPERTY ASSESSMENT INFORMATION

Notices of Assessment are sent annually to all property owners in the City of Alexandria. The enclosed notice is our appraisal of the fair market value of your property as of January 1, 2010. Please review this assessment carefully to ensure that your property data is correct, and further, that the assessed value is representative of comparable property sales in your neighborhood. With fewer sales in most neighborhoods in the City, our appraisers have relied on sales from similar neighborhoods to yours when necessary. Only sales occurring prior to January 1, 2010, may be considered in arriving at the assessed value. To view the information we relied upon to assess your property, including the property sales in your market area, go to our web site at alexandriava.gov/RealEstate and select "Search Property & Sales Data."

As required by law, the City annually reassesses real property at 100% of fair market value. The enclosed Notice of Assessment is not a tax bill. After completion of the budget process, the real property tax rate will be set by the City Council on May 3, 2010, at the end of the City's FY 2011 budget process.

For additional information regarding the review and appeal deadlines, please refer to the front of this page or to the information on your Assessment Notice.

REAL ESTATE TAX RELIEF PROGRAM FOR ELDERLY AND DISABLED PERSONS – TAX YEAR 2010

Residents of the City of Alexandria who are either 65 years of age or older or permanently and totally disabled by November 15, 2010 may be eligible for the City's Real Estate Tax Relief Program for Elderly and Disabled Persons. The following limits are currently in effect:

- » To qualify for a full tax exemption in 2010, a household's gross combined income may not have exceeded \$40,000 in 2009.
- » To qualify for a partial exemption equal to 50% of the taxes owed for the year, a household's gross combined income may not have exceeded \$55,000 in 2009.
- » To qualify for a partial exemption equal to 25% of the taxes owed for the year, a household's gross combined income may not have exceeded \$72,000 in 2009.
- » To qualify for tax deferral, a household's gross combined income may not have exceeded \$72,000 a year. Gross combined income includes the income of both spouses as well as any income in excess of \$10,000 per year of other relatives living in the home.
- » The assets of the household may not exceed \$540,000 (excluding the house and one acre of adjoining property).

Applications for this program may be obtained by calling one of the agencies listed above or on the web at alexandriava.gov/Finance. Completed applications should be filed with the Department of Finance by **April 15, 2010**.



Department of Finance

City Hall, Room 1700
301 King Street, Alexandria VA 22314
703.746.3901, Option 6
Email: taxrelief@alexandriava.gov
alexandriava.gov/Finance

Department of Human Services Office of Aging & Adult Services

2525 Mt. Vernon Avenue, Alexandria, VA 22301
703.746.5999
alexandriava.gov/HumanServices

Senior Services of Alexandria

700 Princess Street, Alexandria, VA 22314
703.836.4414
seniorservicesalex.org