



CITY OF ALEXANDRIA

OFFICE OF REAL ESTATE ASSESSMENTS
100 N PITT ST, SUITE 225
ALEXANDRIA, VIRGINIA 22314

NOTICE OF 2026 REAL ESTATE ASSESSMENT THIS IS NOT YOUR TAX BILL

WEBSITE: alexandriava.gov/RealEstate

ASSESSMENT INFORMATION: 703.746.4646

PAYMENT INFORMATION: 703.746.4800, option 2

REVIEW & APPEAL FORMS: alexandriava.gov/RealEstate
or call 703.746.4646 to request forms

NAME OF
OWNER
GUARDIAN
OR
TRUSTEE

NOTICE OF ASSESSMENT CHANGE				MAP NO.	BLOCK	LOT	ACCOUNT NUMBER
	2026 ASSESSED VALUE	2025 ASSESSED VALUE	2024 ASSESSED VALUE				
				LAND AREA		STUDY GROUP	
				PROPERTY ADDRESS			
LEGAL DESCRIPTION							
CLASSIFICATION OF 2026 REAL PROPERTY ASSESSMENT							
		LAND		BUILDING			TOTAL
RESIDENTIAL USE							
COMMERCIAL / INDUSTRIAL USE							
2026 Total Assessment							

Dear Property Owner:

By law, as of January 1 of each calendar year, the City of Alexandria’s Office of Real Estate Assessments is required to assess the value of your property at 100 percent of fair market value. This Notice of Assessment Change indicates the updated market value of your property as of January 1, 2026, as well as those for the previous two years. §58.1-3221.3(C) of the Code of Virginia established a separate class of real property used for, or zoned to permit, commercial and industrial uses for local taxation purposes. All residential property, including multi-family residential, was excluded. The commercial and residential assessments reflected on this Notice, if applicable, allocate the total assessed value for this parcel between property classifications.

To ensure the accuracy and equity of assessments, property records have been updated to reflect any new buildings, additions, remodeling, land divisions, etc. If you no longer own the subject property, Section 58.1-3330(C) of the Code of Virginia requires that you forward this Notice to the owner at his/her last known address immediately upon receipt.

The 2026 tax rate, which will apply to the January 1, 2026, assessed value, is scheduled to be set by City Council on April 29, 2026. For information regarding the Fiscal Year (FY) 2027 Budget Process and related Public Hearings on the real estate tax rate, please refer to the section “Real Estate Taxes & Public Hearings” on the reverse side of this Notice.

The total assessed value of all real property in the City of Alexandria, excluding additional assessments due to new construction or improvements to property, exceeds last year’s total assessed value of all real property by 2.58 percent. Individual property values may, however, change at a percentage greater than or less than the above percentage. The tax rate which would levy the same amount of real estate tax as last year, when multiplied by the new total assessed value of real estate with the exclusions mentioned above, would be a tax rate of \$1.107 per \$100 of assessed value.

Our office is committed to providing fair and equitable assessments, as well as the best customer service possible. We welcome your comments.

William Bryan Page
Real Estate Assessor

Contact Our Office

You are encouraged to review your assessment as soon as possible. City appraisers are available to discuss the assessed value of your property, describe the assessment process, and explain the Review and Appeal procedures. You may go to our website at alexandriava.gov/RealEstate to view any real estate assessments, property data, sales information, and to access forms for the Review and Appeal processes. You have the right to view and make copies of the records maintained by our office and may access them pursuant to the procedure in §§58.1-3331 and 58.1-3332 of the Code of Virginia.

The Office of Real Estate Assessments is located at 100 N. Pitt St, Suite 225. In-person services are available by appointment only. Please contact us by phone at 703.746.4646 or by email at realestate@alexandriava.gov to schedule. Same-day appointments may be available. Hours of operation are Monday through Friday between 8 a.m. and 5 p.m. Our office can also be contacted by mail to the Office of Real Estate Assessments, P.O. Box 178, Alexandria, Virginia 22313.

Request for Departmental Review Must be Filed by March 16, 2026

If you feel your property is assessed above or below its market value as of January 1, 2026, or that your assessment is not equitable with surrounding properties, or is otherwise erroneous, you may request that the Office of Real Estate Assessments review your assessment. To have the Office review the assessment, please file a Request for Review of Real Estate Assessment form (see Requests for Forms below) no later than March 16, 2026. There are no exceptions. While it is not a requirement, we strongly encourage property owners to file for a Review with the Office prior to filing an Appeal. Our mission is to ensure fair and equitable assessments. Often, differences can be resolved at the Review stage prior to filing a more formal Appeal with the Board of Equalization.

Appeals to the Board of Equalization Must be Filed by June 1, 2026

To file an Appeal with the Board of Equalization, you must submit an Appeal of Real Estate Assessment form by June 1, 2026. The Board of Equalization is an independent body appointed by the Alexandria Circuit Court and City Council. The City Council does not hear appeals of real estate assessments. These forms will be available on or after March 17, 2026, on our website, or by contacting our office directly. Only those forms postmarked by the United States Postal Service or delivered to our office on or before **June 1, 2026**, will be accepted. All electronic submissions must be time-stamped 11:59 p.m. (EDT) or earlier. All data in support of an Appeal must be submitted when the form is filed. **There are no exceptions.**

Requests for Forms and Additional Information

Forms are available on the City's website at alexandriava.gov/RealEstate and in our office (by appointment). Please call 703.746.4646 for general information related to the Review and Appeal process or to have forms mailed to you.

Tax Relief Programs

See the enclosed insert for details on all real estate tax relief programs.

Real Estate Taxes and Public Hearings

The 2026 tax rate, which will apply to the January 1, 2026, assessed value on this Notice, is scheduled to be set by the City Council on April 29, 2026. Until the tax rate is established, the amount of taxes to be levied cannot be determined. The City Manager will transmit the Proposed Fiscal Year (FY) 2027 Operating Budget to City Council on February 24, 2026. There will be a Public Hearing on the FY 2027 Proposed Operating Budget on March 14, 2026. There will be a Public Hearing on the Real Estate Tax Rate on April 18, 2026, during City Council's regular public hearing. Any additional public hearings, legislative meetings, or work sessions relating to the FY 2027 Operating Budget and the Real Estate Tax Rate will be posted on the City's website at alexandriava.gov. Real Estate taxes for 2026 will be billed by the Department of Finance in two installments, due June 15 and November 16. A pending Review by the Office or an Appeal to the Board of Equalization does not change the due date for real estate tax payments regardless of if remedy is deemed warranted.

Tambien hay copias disponibles en nuestra oficina, 100 N Pitt St, Oficina 225, solo con cita previa, por favor contactenos al 703.746.4646 or por email a realestate@alexandriava.gov para programar una cita.

The City of Alexandria is committed to compliance with the Americans with Disabilities Act, as amended. To request a reasonable accommodation, email realestate@alexandriava.gov or call 703.746.4646, Virginia Relay 711.