



KEY 2011 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 2012 BUDGET PROCESS

- » **February 8, 2011** City Manager Presents Budget to City Council, 7 p.m.
- » **Wednesday, March 7** Budget Public Hearing, 4 p.m.
- » **Saturday, March 12** Budget Public Hearing, 9:30 a.m.
- » **Monday, May 2** 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, 2011

Appeal of Assessment to Board of Equalization
Must be filed by July 1, 2011

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

2011 SHOWS IMPROVEMENT IN ALL MARKETS

Real property assessments in the City of Alexandria are performing similarly to those in other close-in Northern Virginia markets. Commercial property values increased 6.89%, while residential properties posted a modest increase of 0.87%. Overall, the 2011 real property tax base increased 3.10% from 2010 following two consecutive years of decline.

The Washington area housing market has outperformed the national market. Improving housing market conditions in Alexandria are due to relatively low unemployment and the significant number of high paying jobs that have fueled demand for homes. Also, the increasing availability of mortgage money at reasonable rates has resulted in improvements in both the housing and commercial real estate markets. This more optimistic outlook is tempered by possible future federal austerity measures which could hinder the local housing recovery.

- » In 2011, the average value of residential property, including single-family and condominiums is \$449,411, an increase of 0.4%.
- » The average single-family house is assessed at \$617,826.
- » The average residential condominium is assessed at \$266,451.
- » For 2011, 45.8% of residential properties increased in value, 37.6% declined, and the remainder is unchanged.

Commercial assessments increased in 2011. These were led by a more robust multi-family market, and the increased demand for core commercial office buildings.

The proposed FY 2012 budget reflects no change in the real estate tax rate of 97.8 cents for residential property, including apartments and individually owned homes.

The effect of the rate remaining unchanged would be that the average homeowner would pay an increase of \$15 (0.34%) in real estate taxes compared to the prior year.

In order to fund future major transportation improvements in the City, a new dedicated add-on tax on non-residential commercial properties of up to 12.5 cents will be considered. Arlington and Fairfax County previously adopted this add-on tax that was authorized by the Virginia General Assembly in 2007. Also, to begin funding the planning for a new Metrorail Station in Potomac Yard, a 20 cent dedicated real estate tax for that purpose would start in 2011 in the Potomac Yard Tier 1 Special Services District (i.e., the west side of the rail corridor).

In the proposed budget for FY 2012, approximately 57 to 58% of the General Fund operating budget is slated to come from real estate taxes. Due to the economic recovery being experienced by Alexandria, and with no increase in tax rates other than the one described above, the City's FY 2012 total general fund budget is projected to increase by 4% compared to last year's approved budget. City Council will be carefully weighing the need for services with the ability of the community to pay for those services, and may elect to impose a different tax rate at the conclusion of the budget process.

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, 2011. 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. In those neighborhoods with fewer sales, our appraisers have relied on sales from similar neighborhoods to yours when necessary. Only sales occurring prior to January 1, 2011, 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 2, 2011, at the end of the City's FY 2012 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 2011

Residents of the City of Alexandria who are either 65 years of age or older or permanently and totally disabled by November 15, 2011 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 2011, a household's gross combined income may not have exceeded \$40,000 in 2010.
- » 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 2010.
- » 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 2010.
- » 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).



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

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, 2011.