



CITY OF ALEXANDRIA

OFFICE OF REAL ESTATE ASSESSMENTS
301 KING STREET, CITY HALL, ROOM 2600
ALEXANDRIA, VIRGINIA 22314

NOTICE OF 2017 REAL ESTATE ASSESSMENT THIS IS NOT YOUR TAX BILL

WEBSITE: alexandriava.gov/RealEstate
ASSESSMENT INFORMATION: 703.746.4646
REAL ESTATE TAX INFORMATION: 703.746.3902 Option 8
REVIEW & APPEAL FORMS:
alexandriava.gov/RealEstate
or call 703.746.4180 to request forms.

NAME OF
OWNER
GUARDIAN
OR
TRUSTEE

NOTICE OF ASSESSMENT CHANGE				MAP NO.	BLOCK	LOT	ACCOUNT NUMBER
	2017 ASSESSED VALUE	2016 ASSESSED VALUE	2015 ASSESSED VALUE				
				LAND AREA		STUDY GROUP	
				PROPERTY ADDRESS			
LEGAL DESCRIPTION							
CLASSIFICATION OF 2017 REAL PROPERTY ASSESSMENT							
			LAND		BUILDING		TOTAL
RESIDENTIAL USE							
COMMERCIAL / INDUSTRIAL USE							
2017 Total Assessment							

Dear Property Owner:

By law, as of January 1 of each calendar year, the Office of Real Estate Assessments is required to assess the value of your property at 100% of fair market value. This Notice of Assessment Change indicates the updated market value of your property as of January 1, 2017, as well as those for the previous two years. The comparative estimates are mandated by a 2014 amendment to §58.1-3330(B) of the Code of Virginia which requires disclosure of the assessment (land, improvements, and total), tax rate, tax levy, and percent change from the previous year. Also, beginning in 2008, §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 allocate the total assessed value for this parcel between property classifications. For the last nine years, commercial and residential properties have been taxed at the same rate.

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 2017 tax rate, which will apply to the January 1, 2017 assessed value, is scheduled to be set by City Council on May 4, 2017. For information regarding the Fiscal Year (FY) 2018 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.

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

William Bryan Page, SRA
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 real estate assessments, property data, sales information, and to access forms for the Review and Appeal processes. You may also visit our office in City Hall, 301 King Street, Room 2600, Monday through Friday, between 8 a.m. and 5 p.m. You can contact the Office by mail at the Office of Real Estate Assessments, P.O. Box 178, Alexandria, Virginia 22313; by email realestate@alexandriava.gov; or by telephone at 703.746.4646.

Request for Departmental Review Must be Filed by March 15, 2017

If you feel your property is assessed above or below its market value as of January 1, 2017, 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 15, 2017**. 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 job is to make sure that your assessment is fair and equitable. Usually 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, 2017

To file an Appeal with the Board of Equalization, you must submit an Appeal of Real Estate Assessment form by **June 1, 2017**. 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 our website following the deadline for filing requests for Review of Real Estate Assessment, 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, 2017 will be accepted. **THERE ARE NO EXCEPTIONS.**

Requests for Forms and Additional Information

Forms are available on the City's website at alexandriava.gov/RealEstate and at our office. Please call 703.746.4646 for general information related to the Review and Appeal process, or 703.746.4180 to have forms mailed to you. Please be advised that all data in support of a request for Review or Appeal must be submitted when the form is filed.

Tax Relief Programs

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

Real Estate Taxes and Public Hearings

The 2017 tax rate, which will apply to the January 1, 2017 assessed value on this Notice, is scheduled to be set by the City Council on May 4, 2017. 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) 2018 Operating Budget to City Council on February 21, 2017. There will be a Public Hearing on the FY 2018 Proposed Operating Budget on March 13, 2017 in Council Chambers, located at 301 King Street, Alexandria, VA. There will be a Public Hearing on the Real Estate Tax Rate on April 22, 2017, during City Council's regular public hearing. Any additional public hearings, legislative meetings, or work sessions relating to the FY 2018 Operating Budget and the Real Estate Tax Rate will be posted on the City's website at alexandriava.gov. Real Estate taxes for 2017 will be billed by the Department of Finance in two installments, due June 15 and November 15. 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.

Una traducción de este documento está disponible en nuestro sitio de la red: alexandriava.gov/realestate. También hay copias disponibles en nuestra oficina, 301 King Street, City Hall, oficina 2600.

The City of Alexandria is committed to compliance with the Americans with Disabilities Act, as amended. To request a reasonable accommodation, e-mail realestate@alexandriava.gov or call 703.746.4168, Virginia Relay 711.