



CITY OF ALEXANDRIA

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

NOTICE OF 2009 REAL ESTATE ASSESSMENT

THIS IS NOT YOUR TAX BILL

WEBSITE: alexandriava.gov/realestate

GENERAL INFORMATION: 703.838.4646

REVIEW & APPEAL FORMS:
To download: alexandriava.gov/realestate
or call 703.838.4576 to request forms.

NAME OF
OWNER
GUARDIAN
OR
TRUSTEE

NOTICE OF ASSESSMENT CHANGE		MAP NO.	BLOCK	LOT	ACCOUNT NUMBER
2008 ASSESSED VALUE	2009 ASSESSED VALUE	LAND AREA		STUDY GROUP	
		PROPERTY ADDRESS			

LEGAL DESCRIPTION

CLASSIFICATION OF 2009 REAL PROPERTY ASSESSMENT			
	LAND	BUILDING	TOTAL
RESIDENTIAL USE			
COMMERCIAL / INDUSTRIAL USE			
2009 Total Assessment			

Dear Property Owner:

Your real property assessment has been revised as of January 1, 2009, to the assessed value indicated on this Notice. The total assessed values for 2008 and 2009 are reflected in the Notice of Assessment Change. By law, the assessed value is required to be 100% of the estimated fair market value as of January 1 of the tax year. Beginning in 2008, Section 58.1-3221.3 of the Code of Virginia established real property, used for commercial and industrial uses, but not residential uses, as a separate class of property for real estate tax purposes. The commercial and residential assessments reflected on this Notice allocate the total assessed value for this parcel between property classifications.

Additionally, 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 of the Code of Virginia requires that you forward this Notice to the owner at his/her last known address immediately upon receipt.

The 2009 tax rate, which will apply to the 2009 assessed value, will be set by City Council on April 27, 2009. For information regarding the fiscal year (FY) 2010 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.

Cynthia A. Smith-Page, ASA
Director, Department of Real Estate Assessments

Contact our Office

The real estate market remains slow as compared to earlier years, and 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 to explain the review and appeal procedures. You may go to our website at www.alexandriava.gov/realestate to view real estate assessments, property information, and sales information; and to download forms for the review and appeal processes. You may also visit our office in City Hall, 301 King Street, Room 2600, Alexandria, Virginia, on Monday through Friday, between 8:00 a.m. and 5:00 p.m. You may send correspondence to the Department of Real Estate Assessments, P.O. Box 178, Alexandria, Virginia 22313; e-mail us at realestate@alexandriava.gov; or telephone the Department at 703.838.4646.

We are continually striving to achieve the most accurate assessments based on the best data available. We encourage you to contact our office, if you believe that your assessed value appears to be significantly different than you would anticipate as the fair market value of your property, or if the classification of your property is inaccurate.

It is Important That You Review Your Assessment Immediately

If you feel your property is assessed above market value as of January 1, 2009, or that your assessment is not equitable with surrounding properties, or is otherwise erroneous, you may wish to have the Department of Real Estate Assessments review the assessment, or file an appeal with the Alexandria Board of Equalization.

Request for Departmental Review Must be Filed by April 1, 2009

To have the Department of Real Estate Assessments review the assessment, please file a *Request for Review of Real Estate Assessment* form no later than April 1. Property owners are encouraged to file a request for a review with the Department prior to filing an appeal, but this is not a requirement. Often differences may be resolved prior to the filing of an appeal.

Appeals to the Board of Equalization Must be Filed by July 1 for Assessments effective January 1, 2009

To file an appeal with the Board of Equalization you need to submit an *Appeal of Real Estate Assessment* form. Only those forms postmarked by the United States Postal Service on or before July 1 will be accepted. The five-member Board of Equalization is appointed by the Alexandria Circuit Court (three members) and City Council (two members). The City Council does not hear appeals of real estate assessments.

Requests for Forms and Additional Information

Forms are available on the City's website at alexandriava.gov/realestate. Please call 703.838.4646 for general information related to the review and appeal process, or 703.838.4576 to have forms mailed to you. Please be advised that all data that supports 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 2009 tax rate which will apply to the 2009 assessed value on this Notice is scheduled to be set by City Council on April 27, 2009. Until the tax rate is established, the amount of taxes to be levied for the year cannot be determined. The City Manager will transmit the Proposed Fiscal Year (FY) 2010 Operating Budget to City Council on February 10, 2009. There will be a Public Hearing on the FY 2010 Proposed Operating Budget on April 13, 2009 starting at 4:00 p.m. in Council Chambers located at 301 King Street, Alexandria, VA. There will be a Public Hearing on the Effective Real Estate Tax Rate on April 18, 2009, at 9:00 a.m. during City Council's regular public hearing. Any additional public hearings, legislative meetings, or work sessions relating to the FY 2010 Operating Budget and the real estate tax rate will be posted on the City's website at www.alexandriava.gov. Real Estate taxes for 2009 will be billed by the Department of Finance in two installments due June 15 and November 16. **A pending review by the Department or appeal to the Board of Equalization does not change the due date for real estate taxes.**

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.