

# Fauquier County Reassessment 2010

# What is a Reassessment?

- The process of adjusting real estate property assessments to reflect market values.
- Sales Analysis are performed to determine market values throughout the County.

# Why Reassess?

- The [Code of Virginia § 58.1-3252](#) requires Fauquier County to reassess a minimum of every 4 years.
- The results of the current reassessment will take effect January 1, 2010 and will be in effect until January 1, 2014.
- Property assessments are intended to reflect market values at the time of reassessment. Reassessments restore equity so that values are at a uniform percentage of market value.

# The Reassessment Office

- Wampler & Eanes, a mass appraisal firm contracted by the County, physically visits and assesses every parcel in the County.
- The Board of Assessors, 5 citizens appointed by the Board of Supervisors, review assessments for consistency/equitability and provide insight to designated areas of the County and to the County over all.
- County staff oversees and coordinates the process.

# What is the Difference between Sale Price/Appraisal/Assessment?

- **Sale Price**

Actual amount paid by a buyer.

- **Appraisal**

Detailed single-property valuation for private sector purposes. Valuation can occur at anytime. **Equity within a neighborhood is not considered.**

- **Assessment**

Mass valuation for tax purposes based on sales of similar properties within like areas as of a specified timeframe. **Equity is a primary consideration.**

# Land Use and Easements

- Reassessment values are market values.
- Values shown on the Reassessment Notices and in Reassessment Online are Reassessment values.
- Properties in a land use program or under easement will receive a subsequent letter from the Commissioner of the Revenue reflecting any land use and/or easement adjustments.

# Reassessment Results

**\*\*\* REVIEW YOUR NOTICE INFORMATION\*\*\***

- Reassessment Notices are mailed October 16, 2009.
- Reassessment data is available online October 16, 2009 via Reassessment Real Estate Online.

<http://www.fauquiercounty.gov/government/departments/reassessment>

# How do Assessments Affect Taxes?

- Real estate taxes are determined by applying tax rates against each \$100 of assessed real estate property value.
- Reassessment values will be effective January 1, 2010.
- Tax rates will be set in late March/early April 2010.

# Hearings/Appeals

October 21, 2009 - December 8, 2009

- Board of Assessor Hearings are held at  
Office of Reassessment,  
98 Alexandria Pike, Suite 35  
Warrenton, Virginia 20186
- A Board member and an assessor will attend each hearing.
- Appeals must be supported by evidence showing that assessed value is incorrectly represented or does not reflect market value or uniformity.

# Requesting a Hearing/Appeal

- Submit an online appeal request online:  
<http://www.fauquiercounty.gov/government/departments/reassessment>
- Mail an Appeal Request Form & supporting documentation:  
Office of Reassessment,  
98 Alexandria Pike, Suite 35  
Warrenton, Virginia 20186
- Fax an Appeal Request Form & supporting documentation:  
540.347.6472
- Call the Reassessment Office: 540.347.6471

# Additional Information

- Visit the *Frequently Asked Questions* link at <http://www.fauquiercounty.gov/government/departments/reassessment>
- Call the Reassessment Office 540.347.6471