



**Real Estate
Assessment**
Gloucester, Virginia
Established 1651



2009 REAL ESTATE ASSESSMENT REVIEW APPLICATION

Real Estate Assessment Department
6489 Main Street, Suite 126
Gloucester, Virginia 23061
Telephone: 804-693-3087
E-mail: assessment@gloucesterva.info/
Internet: www.gloucesterva.info/assessment

FOR INTERNAL USE ONLY	
RPC:	TM#
Date Appl Rcvd/Init:	
Date Contacted:	
Appt Date & Time: /	

ASSESSMENT REVIEW APPLICATION DEADLINE, November 30, 2009

Address of Property Being Reviewed:		
Building Name (if any):		
2010 Assessment Notice Values: Land:	Building:	Total:

PLEASE NOTE, under state law neither financial impact nor the rate of value change is by itself sufficient grounds for review. As required, your assessment is an estimate of fair market value as of January 1, 2010. We do welcome reviews based on issues such as factual discrepancies or demonstrable issues of uniformity or fair market value. Please select your review basis (you must select at least one):

<input type="checkbox"/>	FAIR MARKET VALUE: This property is assessed greater or less than Fair Market Value as indicated by a review of comparable properties (see reverse side of form).
<input type="checkbox"/>	LACK OF UNIFORMITY: This property assessment is out of line generally with similar properties (see reverse side of form)
<input type="checkbox"/>	ERRORS IN PROPERTY DESCRIPTION: Assessment is based upon inaccurate information concerning this property such as lot size, square footage, condition of property, flood plain, topography, zoning, etc. Accurate property characteristic details are listed on the reverse side of this form.

OWNER/APPLICANT INFORMATION (must be completed by all owners or applicants)

Based on this review information, I believe the proper assessment of this property as of January 1, 2010 should be:

Land:	Building:	Total:
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I hereby certify that the facts contained herein and attached hereto are true, accurate, and correct, to the best of my knowledge and belief.

If applicant is not the owner of record, application must include an original Letter of Authorization from the owner, signed prior to date of application, either notarized or on owner's commercial letterhead.

Given under my hand this _____ day of _____, 20____

Signature of Applicant/Owner: _____

Print name of Applicant/Owner : _____

Phone: Day () _____ Other () _____ E-Mail _____

Applicant/Owner Mailing Address (if different from property address): _____

CHECK ONE: I AM THE OWNER OF RECORD I AM NOT THE OWNER OF RECORD

Physical Characteristics of Property Being Reviewed (please verify all: "n/a" if not applicable):	Lot Size:
Year Built:	Driveway: Paved Gravel Concrete
Year house remodeled & cost:	Utilities (circle): Water, Sewer, Septic, Well
Basement: (Full, Half, % finished)	Deck &/or patios :
Square Footage:	Detached Garage: no attic, w/attic, w/loft, w/apt
Total number of full bathrooms w/tub or shower (incl bsmt):	Buildings: Shed, Barn
Total number of half bathrooms (incl bsmt):	Water Front: Yes or No Depth:
Total # of Fireplaces: Wood Gas	Water View: Yes or No
Central Air Conditioning: Yes or No	OTHER:

Sale Information on Property Being Reviewed:
Most recent sale date and price:
Has the property under review been listed for sale in the last 3 years (yes or no - provide dates & prices):
Appraisals -The Uniform Standards of Professional Appraisal Practice (USPAP) requires appraisers to "identify the intended use of the appraiser's opinions and conclusions". Additionally, the appraiser must comply with all assignment conditions that are applicable to the intended use. The appraiser must also recognize the scope of work needed in order to provide credible results for the intended use. In order for the Gloucester County Real Estate Assessment Department to use a prior appraisal, assessment review must be identified as an intended use and the appraiser must comply with all assignment conditions. Therefore, if the intended use and the assignment conditions have not been specified or met then the Gloucester County Real Estate Assessment Department will not consider a prior appraisal in the review process. Source http://209.190.242.26/html/USPAP2008/index.htm

Comparable Properties (attach additional pages if you wish to submit more than 3 comparables):
Provide information below relating to properties whose characteristics, assessments, or sales prices support your assessment review. Only arm's length sales will be considered. An arm's length sale refers to a real estate transaction in an open market freely arrived at by normal negotiations without undue pressure on either the buyer or seller.
Comparable #1:
Map Reference #: Property Address:
Assessed Value: Land: Improvement: Total:
Sale Date: Sale Price:
Comments:
Comparable #2:
Map Reference #: Property Address:
Assessed Value: Land: Improvement: Total:
Sale Date: Sale Price:
Comments:
Comparable #3:
Map Reference #: Property Address:
Assessed Value: Land: Improvement: Total:
Sale Date: Sale Price:
Comments:

Applicant Remarks (attach additional pages if more space is required):

Reviews may result in values being affirmed or adjusted upward or downward to establish a fair and equitable assessment of the property. You will be provided with written notification of the results of the review.

HOW TO RECEIVE ASSISTANCE AND RESEARCH COMPARABLE PROPERTIES: You can obtain assessment and sales information from these sources:

- 1) Assessment homepage at: www.gloucesterva.info/assessment (click on "View My Property").
(Computers are available at county library's and public use terminal in the Commission of Revenues Office)
2. You can research Sales at the Clerk of the Court Office