



Gloucester Department of Community Education

P.O. BOX 1306
GLOUCESTER, VIRGINIA 23061
804-693-5730 FAX: 693-0509
EMAIL: clewis@gloucesterva.info

FOR IMMEDIATE RELEASE

DATE: Wednesday, November 4, 2009

Contact: Christi Lewis, Community Education
693-5730 or clewis@gloucesterva.info

Gloucester Real Estate Reassessment

Gloucester County Real Estate Assessor Reese Milligan has announced that approximately 23,000 reassessment notices to property owners in Gloucester County have been mailed. The *2010 Notice of Real Estate Assessment Change* states the reassessed value for real estate property and improvements. A small percentage of property owners, estimated at about 3%, have not yet received their notices, due to the need of the Real Estate Assessment staff to conduct further review and analysis on these specific properties. Property owners not yet receiving their notices will receive their notices this week or will receive a letter explaining the delay.

The *2010 Notice of Real Estate Assessment Change* is not an owner's real estate tax bill. Real estate tax bills for 2009 were recently mailed out and taxes based on the owner's current assessment are due by December 5, 2009. The *2010 Notice of Real Estate Assessment Change* takes effect on January 1, 2010 and is used to determine the owner's total real estate tax bill for 2010. Taxes for 2010 will be based on the tax rate set by the Gloucester Board of Supervisors by May 1, 2010. Real estate taxes for 2010 will be collected in two installments with payments due June 30, 2010 and December 5, 2010.

While the final reassessment report will not be released until all reassessment notices are completed, preliminary information will be presented to the Gloucester Board of Supervisors at their November 4, 2009 meeting.

Continued....

Many property owners have noted increases in their land values. Reese Milligan, Gloucester County Real Estate Assessor explains, “The A/S (assessment to sales price) ratio for land, based on the 2006 reassessment, consistently measured well below market value, which is why land values have increased overall in Gloucester County.”

Property owners are encouraged to thoroughly review their notice to confirm that the information used to establish the assessed value is correct. A new review process has been implemented which requires the completion of an Assessment Review Application. This application is for property owners to report errors or corrections or who feel their property was **NOT** valued fairly. Applications are available for download and printing on the website, or at the Real Estate Assessment Office and at both public library locations. Property owners will have until November 30, 2009 to submit an *Assessment Review Application* and request a review by the Real Estate Assessment Office staff. Those needing assistance with the completion of the form are encouraged to contact the Real Estate Assessment Office at 693-3087.

Once the application is received and reviewed, an appointment will be scheduled by the Real Estate Assessment staff to review your reassessment information. As part of the review application process you will need to provide specific information and documentation to correct errors or support your position that your assessed value is incorrect. Providing information on comparable properties whose characteristics, assessments, or sale prices support your assessment review, will be very helpful during the review process.

“It is very important that property owners who discover errors or incorrect information submit correct and accurate information on the Assessment Review Application,” states Reese Milligan. “For those who feel their property was not properly assessed, the application helps property owners be more involved in the review process by providing specific information to support the owner’s position. The information provided by the owner will be reviewed and discussed during the individual appointments to be scheduled once the review application is received.”

Individual review appointments will commence beginning the week of November 9th. Property owners will be contacted for either phone or in-person appointments.

Continued...

If the departmental review process does not resolve differences, property owners may appeal to the Board of Equalization. This five-member citizen board will be appointed by the Circuit Court Judge of Gloucester County and will hear appeals during 2010. Although, by statute, property owners may appeal directly to the Board of Equalization, most differences are often resolved at the departmental level, thus eliminating the need to go through the formal Board of Equalization process. Citizens interested in serving on the Board of Equalization are encouraged to submit a Gloucester Volunteer Board Bank interest form by November 13, 2009 which is available online at www.gloucesterva.info/boardsandcommissionsdb/ or by calling Community Education at 693-5730.

For more detailed information on the reassessment process, online forms and important deadline dates, please visit the Real Estate Assessment Office's website at www.gloucesterva.info/assessment/.

**** *End of Announcement***