

## **2025 GENERAL REASSESSMENT INFORMATION**

The general reassessment of all real property in Washington County has been completed. State law requires that localities periodically adjust real estate values to 100% of fair market value for tax purposes and to assure uniformity of assessments. The County's last reassessment was effective for the 2021 tax year.

To oversee this process, the Board of Supervisors contracted with Pearson's Appraisal Services, Inc. to update the values of all real estate in the County, effective January 1, 2025. The appraisal team digitally photographed all of the properties with structures in the County.

Notices of the proposed 2025 assessed values have been mailed. Property owners will have an opportunity to appeal the assessed values. If you have not received your reassessment notice(s), please call (276) 676-6270 and we can provide you with a copy that you can pick up in person, we can email to you or we can put a copy in the mail.

**APPEAL: As a taxpayer, you have the right to appeal your property tax assessment. However, the burden of proof will be on the individual appealing the assessment to show that the property in question is valued at more than its fair market value, that the assessment is not uniform in its application, or that the assessment is otherwise not equalized.**

**To appeal to the assessor, please call (800) 767-0856 between the hours of 9:00am-4:30pm Monday through Friday. Hearings will be held by appointment at the Washington County Reassessment Office, 1 Government Center Place, Suite C Abingdon, VA 24210 . The final date to schedule an appointment has been extended to January 3, 2025.**

**HURRICANE HELENE:** If your real estate property has been impacted by Hurricane Helene, please call (276) 676-6270 so that your real estate may be reassessed as a result of the hurricane damage. The values shown on the reverse side of this notice DO NOT reflect any damages. These assessments were done prior to the hurricane.

### **APPEALS TO THE BOARD OF EQUALIZATION**

Should the Assessors fail to satisfy the property owner, or the owner fails to take advantage of the Assessor's review period, that owner may request a review by the Board of Equalization. Public notice of the Board of Equalization hearing schedule will be provided sometime in the 1st quarter of 2025. Notification will be made in the local media outlets. Any appeal to the Board of Equalization of an assessment of residential property, Section 58.1-3331 of the Code of Virginia requires that owners with less than four residential units be given 45-day notice prior to their hearing date. These owners will have the option to request a hearing date earlier than 45 days from the date the appeal is made by signing a waiver agreeing to waive the required 45-day notice in advance of their hearing date. To make an appointment with the Washington County Board of Equalization please call (276) 676-6270 AFTER January 13, 2025.

### **PUBLIC HEARING ON TAX RATES**

The tax rates which apply to this assessment are set annually by the Board of Supervisors. The public hearing dates to set the county tax rates for 2025 will be established in the Spring of 2025 and advertised on the Washington County website at [www.washcova.com](http://www.washcova.com) and in the local newspaper.

### **PROGRAMS OF INTEREST**

Tax relief for the elderly & disabled: Homeowners 65 or older and persons permanently and totally disabled or handicapped may be eligible for a reduction in real estate taxes based on the level of their gross income and net financial worth. For more information about this program, call the Commissioner of the Revenue's Office at (276) 676-6270.

**Disabled Veterans:** Disabled Veterans may be eligible for relief. Please contact the Commissioner of the Revenue's Office at (276) 676-6270 for a complete explanation of the program and to see if you qualify.

**Land Use Assessment:** Those landowners actively engaged in agricultural use of their property and who meet qualifying standards may be eligible for tax deferral. Applications must be submitted in a year of general reassessment no later than 90 days from the date of the mailing of this reassessment notice. For further information and applications, please call the Commissioner of the Revenue's Office at (276) 676-6270.

If you are currently taxed under "Land Use" do not mistake the Land Value Assessment shown on your reassessment notice as your Land Use Assessment.

This Property MAY have been previously in the Land Use Program and this Current Value on your reassessment notice DOES NOT Reflect the Land Use Value\*

### **FORWARDING OF NOTICES**

Virginia Code Section 58.1-3330 provides that any person, firm, or corporation other than the owner who receives this notice shall immediately transmit it to the owner at their last known address.

Thank you for your cooperation.

### **ADDRESS CORRECTIONS**

If the mailing and/or physical address appearing on your reassessment notice is incorrect, please forward us the correct information. You can mail corrected information to: Commissioner of the Revenue, 1 Government Center Place, Ste C, Abingdon, VA 24210.

### **ONLINE REVIEW**

You have the right to compare the property value with other comparable properties. Look at properties of similar lot and building size, construction, improvements, location, proximity to shopping, schools, and other amenities. To review your assessment and property information online, go to:

**[washington.cama.concisesystems.com](http://washington.cama.concisesystems.com)**