



## General Reassessment Quick-list

### ✓ Why does Dinwiddie County reassess property?

Section 58.1-3252 of the Code of Virginia requires all localities to reassess property on a regular basis. The assessed value of your property is used to determine your share of property taxes. Dinwiddie County will conduct the reassessment process every six years to help ensure the fair and equitable assessment of all real property and evenly distribute the tax burden among all property owners.

### ✓ What is the reassessment process?

1. The County is divided into smaller neighborhoods for the purpose of market comparison.
2. Each property is visited by a field inspector who verifies data and collects additional data. The field review is done with the homeowner if they are home.
3. Data collection is entered into a mass appraisal system and is validated for accuracy.
4. Neighborhood sales, land values, yearly appreciation trends and other data are analyzed throughout the process.
5. When reassessment is complete, property owners are notified. Hearings with the appraisers will be held as requested.
6. Property owners who continue to disagree with the reassessment results may appeal to a Board of Equalization, members of which are appointed by the Circuit Court from recommendations made by the County.

### ✓ Who is conducting the reassessment?

The professional appraisal firm, Wampler-Eanes Appraisal Group, LTD of Daleville, Virginia has been retained by Dinwiddie County to do new real estate value assessments of every property in the County.

- ✓ **What is my role in the assessment process and how can I help to make sure my information is correct?**

The best defense against errors in your assessment is checking that the information used to establish your assessed value is correct. You may view your property record online through the County's website ([www.Dinwiddieva.us](http://www.Dinwiddieva.us)) or by visiting the Commissioner of the Revenue's Office, located in the Pamplin Administration Building. If you discover any errors in your property record and/or Notice of Real Estate Assessment Change, contact the Commissioner's Office at 804-469-4500, option 4. A staff member may need to visit your home to verify and/or correct any errors.

- ✓ **What is the connection between the reassessed value of my property and the actual county property tax that I pay?**

While the Assessor determines the assessed value of your property, the Dinwiddie County Board of Supervisors sets the tax rate. The tax rate determines how much property tax you will pay, based on the assessed value of your property. Currently, the County's real estate tax rate is \$.79 per \$100 of assessed value. Based on a house assessed at \$200,000:

$$\$200,000 / \$100 = \$2,000$$

$$\$2,000 \times \$.79 = \$1,580 \text{ total annual tax}$$

- ✓ **When was the last reassessment?**

The last reassessment was effective January 2013.

- ✓ **What causes property values to change?**

A property's value can change for a number of reasons: physical changes such as additions, garages, remodeling; or damage or destruction; just to name a few.

- ✓ **Will home maintenance increase the assessment?**

Generally speaking, no. However, repairs that materially enhance the value of the property or repairs that recapture a loss in value that previously resulted in a lower assessment will most likely result in an increased assessment.

✓ **Will my real estate tax change if my assessment changes?**

If your assessment increases or decreases, it does not necessarily mean that the real estate tax you pay will automatically increase or decrease. Your real estate tax depends on both the assessed value and the County's real estate property tax rate set each year by the Dinwiddie County Board of Supervisors.

✓ **How can my assessment increase or decrease even when there have been no changes made to the property?**

The most frequent cause for a change in property value is a change in the market. A shortage of houses in a desirable neighborhood may send prices soaring, which in a recession, homes may stay on the market for a longer time with some homes actually selling for less than anticipated. In good economic times, inflation alone may cause an increase in property values.

✓ **What is "Market Value"?**

Market value is defined as the amount a typical, well-informed purchaser would be willing to pay for a property, under the following conditions:

- The seller and buyer must not be related.
- The seller must be willing, but not under undue pressure to sell and the buyer must be willing, but not under any obligation to buy.
- The property must be on the market for a reasonable length of time.
- The payment must be in cash or its equivalent, and the financing, if required, must be typical for that type of property.

If all of these conditions are met, this is considered a "market value", or "arm's length", sale.

✓ **When will the results be available?**

Reassessment notices will be mailed to property owners in the fall of 2018 and new values will be effective in January 2019.

✓ **What if I disagree with the assessed value?**

A taxpayer has the right to appeal their property tax assessment for any reason. The burden of proof, however, rests with the taxpayer to prove why they should have their assessment changed. Just saying “My taxes are too high.” Is not sufficient. You may appeal by either submitting a written appeal or by scheduling a hearing with the Board of Appeals. It is important to note that any of three things may result from the appeal:

1. The assessed value may be raised.
2. The assessed value may be lowered.
3. The assessed value may be the same.

✓ **How and when is the County’s property tax rate set?**

In March of each year, the Dinwiddie County Administrator recommends a real estate tax rate as part of the proposed annual County budget for the upcoming fiscal year. The proposed tax rate is based on how much money is needed to provide for County services such as public safety/law enforcement, education, fire and EMS, human services, capital projects and debt services. Public meetings, work sessions and public hearings are held before the Board establishes the tax rate and adopts the budget, usually by May 1<sup>st</sup> of each year.

✓ **Does the County offer any special programs for tax relief for the elderly, the disabled or for land use exemptions?**

Yes. Both a Tax Relief Program for the Elderly and the Disabled and a Land Use Program are offered. The programs have specific eligibility guidelines. Generally, persons age 65 or older, or who are permanently and totally disabled, with incomes under \$35,000 can receive total or partial real estate tax relief. The Land Use Program provides for reduced property assessment under four categories: real estate devoted to agricultural use, horticulture use, forest use or open space use. For more information about any of these programs, please contact:

**Commissioner of the Revenue  
(804) 469-4500, option 4**

✓ **How do I change my mailing address?**

If you would like to change your address for reassessment correspondence and for your Real Estate tax tickets, please contact the Commissioner of the Revenue's Office at: 804-469-4500, option 4.